### U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 2-7

COMPONENTS OF INVENTORY CHANGE Part 2: 1957–1959 Components

Los Angeles—Long Beach, Calif.,

Standard Metropolitan Statistical Area

Prepared under the supervision of DANIEL B. RATHBUN, Chief Housing Division



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### CORRECTIONS

Volume IV. Components of Inventory Change-1957 to 1959 Components
Part 2-7, Los Angeles-Long Beach SMSA

The data shown in table 3 relating to "year structure built" (page 23) are revised as follows:

Table 3.--1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS

Subject	Demolition	Other means	Conversion	Merger
YEAR STRUCTURE BUILT				
April 1950 to 1956 March 1950 or earlier.	477 19,582	16,289 29,826	882 5,163	10,389

December 21, 1962

#### PREFACE

This report presents statistics on counts and characteristics of changes in the housing inventory, 1957 to 1959. Basic characteristics are presented for such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units which were the same for the 1957 to 1959 period. The statistics are based on results of the December 1959 Components of Inventory Change survey, which is part of the 1960 Census of Housing. December 1959 is regarded as the survey date although some of the enumeration began in late October 1959 and some extended into early 1960.

This report is one of 10 reports which comprise Series HC(4), Part 2. A separate report is issued for the United States, by regions, for the New York-Northeastern New Jersey and the Chicago-North-western Indiana Standard Consolidated Areas and for the Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, and Seattle Standard Metropolitan Statistical Areas. The nine metropolitan areas are the areas for which separate statistics were provided in the 1956 National Housing Inventory, the first survey to measure components of change. This series constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 2, 1957-1959 Components.

Series HC(4), Part 1A (1950 to 1959 Components) provided statistics on the counts and basic characteristics of the components of change for the 1950 to 1959 period—new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units which were the same—and some cross-tabulations of characteristics of new construction and same units. Reports are issued for the United States, by regions, and for 17 metropolitan areas—for the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas, for the Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, and Seattle Standard Metropolitan Statistical Areas; and for the Baltimore, Buffalo, Cleveland, Minneapolis-St. Paul, Pittsburgh, St. Louis, San Francisco-Oakland, and Washington (D.C.-Md.-Va.) Standard Metropolitan Statistical Areas. The first nine areas named (the two standard consolidated areas and the seven standard metropolitan statistical areas) are the areas for which separate data are provided in Part 2. The series of 18 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part IA, 1950-1959 Components.

Series HC(4), Part 1B (Inventory Characteristics) provided additional cross-tabulations of characteristics of new construction units and same units for the 1950 to 1959 period and data on the characteristics of the present and previous residences of recent movers, for the United States, by regions, and for the same 17 metropolitan areas covered in Part 1A. This series constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1B, Inventory Characteristics.

Authorization for the 1960 Census of Housing was provided in the Act of Congress of August 31, 1954 (amended August 1957), which codified Title 13, United States Code. The law provides for a decennial census of housing, including utilities and equipment, to be taken in each of the 50 States, the District of Columbia, the Virgin Islands, Guam, and the Commonwealth of Puerto Rico. The law further provides that, in advance of, in conjunction with, or after the taking of each census, preliminary and supplementary statistics related to the main topic of the census may be collected.

The census program was designed in consultation with advisory committees and individuals to achieve a census having optimum value to users of housing statistics. The Housing Advisory Committee was organized by the Director of the Bureau of the Census and was made up of persons in private industry, universities, and local governments. It advised on various aspects of the housing census programs except the technical phases of the Residential Finance program for which the Technical Advisory Committee on Residential Finance was organized. A Federal Agency Population and Housing Census Council, organized by the Bureau of the Budget and made up of persons in Federal agencies, also advised on the basic programs. A joint staff committee, set up by the Administrator of the Housing and Home Finance Agency and the Director of the Bureau of the Census, concentrated on aspects of particular interest to the housing agencies. In addition to the committees, working groups of specialists in housing subjects assisted the Census Bureau staff in the evaluation and improvement of housing concepts. A number of other committees, groups, and individuals also made contributions to the planning of the housing census.

### ACKNOWLEDGMENTS

A number of persons both within and outside the Bureau of the Census participated in the various activities of the December 1959 Components of Inventory Change survey. Specific responsibilities were exercised by members of the Housing, Statistical Methods, Demographic Operations, Field, and Geography Divisions. The survey was planned and developed under the direction of Wayne F. Daugherty, then Chief, assisted by Frank S. Kristof, then Assistant Chief, Housing Division. Beulah Washabaugh, with the help of Aneda E. France, assisted in planning and developing the content of this report. J. Hugh Rose, assisted by Meyer Zitter, was responsible for the development of plans for field work. Aaron Josowitz, assisted by Elmo E. Beach, developed and coordinated the survey procedures and, with the help of Robert O. Bartram, was responsible for the preparation of the textual materials in this report.

Important contributions were made by Glen S. Taylor, then Chief, Jervis Braunstein, George E. Turner, E. Richard Bourdon, and Orville Slye of the Demographic Operations Division in the processing and compilation of the statistics; George F. Klink and G. Paul Sylvestre of the Field Division in the collection of the information; and William T. Fay, Robert C. Klove, and Robert L. Hagan of the Geography Division in the preparation of the maps for enumeration and publication. The planning and development of the sample design and estimation procedures were under the direction of Joseph Steinberg, Robert H. Hanson, and Robert H. Finch, Jr., assisted by Arnold Sirota, Elaine V. Davidson, Bernie Cornett, Anthony Turner, and Elmore Seraille of the Statistical Methods Division. The technical editorial work was under the supervision of Mildred M. Russell of the Population Division, assisted by Louise L. Douglas. Important contributions were also made by the staffs of the Administrative Service Division, Everett H. Burke, Chief; Budget and Management Division, Charles H. Alexander, Chief; Data Processing Systems Division, Robert F. Drury, Chief; Personnel Division, James P. Taff, Chief; Statistical Reports Division, Edwin D. Goldfield, Chief; and Statistical Research Division, William N. Hurwitz, Chief.

## PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

Results of the 1960 Census of Housing are published in seven housing volumes as described below. A separate series containing the census tract reports is a joint publication with data from the 1960 Census of Population. A series of special reports for local housing authorities constitutes the remainder of the final reports. The source of the data is the April 1960 enumeration, except for Volumes IV and V which are based largely on the enumeration of units in a sample of land area segments, started in late 1959 and completed in 1960. Prior to the final reports, several series of preliminary and advance reports were issued. Some unpublished statistics can be obtained for the cost of preparing a copy and certain special tabulations can be prepared, on a reimbursable basis, on request to the Chief, Housing Division, Bureau of the Census, Washington 25, D. C.

Volume I (Series HC(1) reports). States and Small Areas. Information about all subjects covered in the April 1960 enumeration, with a separate report for the United States by regions and geographic divisions, each of the 50 States, the District of Columbia, Puerto Rico, Guam, and the Virgin Islands of the United States. In the State reports, information is shown for the State as a whole and for each standard metropolitan statistical area, urbanized area, place of 1,000 inhabitants or more, county, and the rural-farm and rural-nonfarm parts of the county. The volume covers occupancy characteristics such as tenure, vacancy status, color, number of persons; structural characteristics, such as number of rooms and year structure built; condition of unit; plumbing facilities, such as water supply, and toilet and bathing facilities; equipment and fuels, including heating equipment, air conditioning, television sets, clothes washing machine, heating fuel, cooking fuel, and water heating fuel; and financial characteristics including value and rent.

<u>Volume II (Series HC(2) reports).</u> Metropolitan Housing. Cross-tabulations of housing and household characteristics, with a separate report for the United States by geographic divisions, and for each of the 192 standard metropolitan statistical areas of 100,000 inhabitants or more in the United States and Puerto Rico. Separate statistics for each of the 134 places of 100,000 inhabitants or more are included in the metropolitan area reports.

<u>Volume III (Series HC(3) reports).</u> City Blocks. Separate reports for cities and other urban places having 50,000 inhabitants or more prior to and at the time of the 1960 Census, and for a number of smaller localities which arranged for block statistics. Data for a limited number of characteristics are presented by blocks. Statistics for 466 cities and localities in the United States and Puerto Rico are published in 420 separate reports.

Volume IV (Series HC(4) reports). Components of Inventory Change. Information on the source of the 1959 inventory and the disposition of the 1950 and 1956 inventories. Data are provided for components of change such as new construction, conversion, merger, demolition, and other additions and losses. Part 1 of the volume contains the 1950 to 1959 comparison, with a separate report for the United States by regions, and each of 17 selected metropolitan areas (15 standard metropolitan statistical areas, defined as of June 8, 1959, and 2 standard consolidated areas). Part 1 is published in two sets of reports for each area. Part 1A presents basic 1950 and 1959 data, with emphasis on the counts and characteristics of the components of change; Part 1B presents additional information on characteristics of the inventory, including characteristics of the present and previous residences of recent movers. Part 2 contains the 1957 to 1959 comparison, with a separate report for the United States by regions, and separate reports for 9 of the selected areas (standard metropolitan areas defined for the 1956 inventory).

Volume V. Residential Finance. Information on financing of residential property, including characteristics of mortgages, properties, and homeowners. Part 1 of the volume is a report on homeowner properties for the United States by regions, and each of 17 selected metropolitan areas (15 standard metropolitan statistical areas, defined as of June 8, 1959, and 2 standard consolidated areas). Part 2 is a report on rental and vacant properties for the United States.

<u>Volume VI. Rural Housing</u>. Cross-tabulations of housing and nousehold characteristics for the 121 economic subregions of the United States, for rural-farm and rural-nonfarm housing units.

Volume VII. Housing of Senior Citizens. Cross-tabulations of housing and household characteristics of units occupied by persons 60 years old and over, for the United States, each of the 50 States and the District of Columbia, and selected standard metropolitan statistical areas.

Series PHC(1) reports. Census Tracts. Separate reports for 180 tracted areas in the United States and Puerto Rico. The reports contain information, by census tracts, on both housing and population subjects. (This series is the same as the tract reports included in the publication program for the 1960 Census of Population.)

Series HC(S1) reports. Special Reports for Local Housing Authorities. Separate reports for 139 localities in the United States. The program was requested by, and planned in cooperation with, the Public Housing Administration. The reports contain data on both owner- and renter-occupied housing units defined as substandard by Public Housing Administration criteria, with emphasis on gross rent, size of family, and income of renter families.

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- 2. Atlanta SMSA
- 3. DOSCOI DEBA 4. Chicago, Ill.-Northwestern Indiana Standard Consolidated Area 5. Dallas SMSA

- 6. Detroit SMSA
- 7. Los Angeles-Long Beach SMSA 8. New York-Northeastern New Jersey Standard Consolidated Area
- 9. Philadelphia SMSA
- 10. Seattle SMSA

# SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

				1959	1956		
Subject	Total units	New con- struction units	1956, total units	Units added through- New construction Other sources Units changed by- Conversion Merger Same units	Units lost through- Demolition Other means Units changed by- Conversion Merger Same units	1959 by 1956, same units	1959, new con- struction units
OCCUPANCY CHARACTERISTICS	Table	Table	Table	Table	Table	Table	Table
OCCUPATION OF STREET			1	2	3	4	
olor by tenure	1 1 1 1	1 1 1 1	: :: :: :: :: ::	2	3		8, 9, 10
ersons per room	1 1 1	1 1 1	 1 1	2  2 2	3 3 3		•••
STRUCTURAL CHARACTERISTICS							
Rooms. By temure. Madian by temure. Units in structure. By temure. Trailers by temure. Year structure built. By temure.	1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	2 2 2  2 	3 3 3 		8, 9, 10
CONDITION AND PLUMBING FACILITIES							8
Bathrooms.  Ry tenure.  Condition and plumbing.  By tenure.	1 1 1	1 1 1 1	1	2  2 2	 3 3	5 5	8 8 8
Financial Characteristics							
Contract rent: Median	***	1 1 	1 1 	2 2   2	3 3  	7	10 10 10 10
Value	•••	1   i	: ::: :::	2	3   3	6	9
HOUSEHOLD CHARACTERISTICS							
Household composition by age of head By tenure	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1					8, 9, 1

# Components of Inventory Change 1957 TO 1959 COMPONENTS

#### GENERAL

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1957 to 1959. The statistics relate to such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units that were the same for the 1957-1959 period. Data are based on information for a sample of dwelling units enumerated in the December 1959 Components of Inventory Change survey as part of the 1960 Census of Housing. The survey was designed to measure changes since the 1956 National Housing Inventory, taken in December 1956. The period covered in this report is referred to as 1957 to 1959. Because changes since 1956 were measured on a unit-byunit basis, the dwelling unit as defined in the 1956 survey (and the 1950 Census) was used as the reporting unit.

This report presents simple distributions of the basic 1959 and 1956 characteristics for the total inventory and for the components of change. The 1959 characteristics for the total inventory are presented in this report to show the relation of the characteristics of individual components to the total. (See 1960 Census of Housing, Volume I, States and Small Areas, for detailed characteristics of the total inventory, based on the April 1960 enumeration.) For units classified as "same," the 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure and color, condition and plumbing facilities, value, and gross rent. For units classified as "new construction," number of rooms, value, and gross rent are cross-tabulated by selected items.

A separate report is published for the United States, by regions, and for each of the nine selected metropolitan areas listed on page VI. This series of 10 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 2, 1957-1959 Components. The nine metropolitan areas are the same areas for which separate data were provided in the 1956 National Housing Inventory. Both the 1959 and 1956 data in these reports relate to the boundaries defined for the 1956 survey.

Similar data on components of change for the 1950-1959 period and statistics on housing occupied by households that moved in 1958 or 1959 (recent movers) were also obtained in the 1959 survey and are provided in 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A, 1950-1959 Components, and Part 1B, Inventory Characteristics. Part 1A presents statistics on the counts and characteristics of the 1950-1959 components of change. Part 1B presents data on the characteristics of units occupied by recent movers, additional characteristics of selected 1950-1959 components of change, and characteristics of available vacant units. Statistics in Parts 1A and 1B are presented for the United States, by regions, and for each of the 17 selected metropolitan areas listed on page III. The data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1959; for the two standard consolidated areas, the data relate to the boundaries as of December 1959.

#### DESCRIPTION OF TABLES

Except for the data from the 1956 National Housing Inventory reports (presented in table 1) which are based on the sample enumerated for the 1956 survey, all the data in this

report are based on a sample of dwelling units enumerated for the 1959 survey. Data on the counts of the components of change are based on a larger sample than data for the characteristics (see "Sample design").

Tables A, B, C, and D in the "Bummary of Findings" present the 1957 to 1959 components of change and summary characteristics for selected components. Table A shows the source of the 1959 housing inventory whereas table B presents the disposition of the 1956 inventory. Table C summarizes the net changes in the housing inventory for the 1957-1959 period. The figure for the 1956 inventory in tables B and C is based on the December 1959 sample and may, therefore, differ from the corresponding National Housing Inventory. Table D presents summary characteristics for "same" units, "new construction" units, and "demolitions." The figures in tables A to D have been rounded to the nearest hundred; hence, the detail may not add to the totals.

 $\underline{\text{Table 1}}$  presents 1959 data for the total inventory and "new construction" units (units built during the period 1957 to 1959). The table also presents 1956 data for the total inventory. Table 1 contains the greatest amount of detail in terms of the number of categories shown for an item.

The 1956 data in table 1 were transcribed from the 1956 National Housing Inventory reports. To permit a direct comparison between the 1959 and 1956 statistics, units in the "not reported" category for a characteristic in 1956 were distributed in the same proportion as the reporting units. The 1956 medians for rent and value in table 1 were computed on the basis of more detailed tabulation groups than are shown.

The 1959 statistics for the total inventory in table 1 of this report may be different from the 1959 data in Parts 1A and 1B of Volume IV although the same definitions and concepts were used to provide both the 1957-1959 components and the 1950-1959 components. The differences may be attributed to sampling variability and changes in the boundaries of the metropolitan area that may have occurred since 1956. (See note on page 18 describing the 1956 and 1959 boundaries of the area, and sections relating to survey techniques and sample design in this report and in Part 1A of Volume IV.)

Table 2 presents 1959 data for units created since 1956 and for units classified as "same." The components for which the data are presented in table 2 are: units added through new construction, units added through other sources, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1959 figures reflect the number of units resulting from the conversion or merger.

Table 3 presents 1956 data for units removed from the inventory since 1956 and for "same" units. The components for which the data are shown in table 3 are: units lost through demolition, units lost through other means, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1956 figures reflect the number of units that existed prior to the conversion or merger.

The 1956 data in table 3 are based on units in the sample for the December 1959 survey. The 1956 information was transcribed from the 1956 survey record for the unit in the 1959 sample and tabulated by the component of change. Because it was not possible to identify some of the units in the 1956

records, data on characteristics in table 3 are restricted to units for which information from the 1956 records was available. For this reason, and because the data in table 3 are based on the sample used in the 1959 survey and the 1956 data in table 1 are the results of the sample used in the 1956 National Housing Inventory, the sum of the figures in the five columns in table 3 may differ from the corresponding 1956 figure in table 1. For example, the number of units with "7 rooms or more" obtained by adding the entries for the five components in table 3 may differ from the 1956 figure for number of units with "7 rooms or more" in table 1.

For \*same\* units, the distribution in table 3 represents the characteristics in 1956, and the distribution in table 2 represents the characteristics in 1959.

Tables 4, 5, 6, and 7 are cross-tabulations of 1959 and 1956 characteristics for units classified as "same" in 1956 and 1959. The data in these tables are restricted to "same" units for which the 1956 records were available. The 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure, color, and vacancy status in table 4, condition and plumbing facilities in table 5, value in table 6, and gross rent in table 7.

The upper portions of tables 4 to 7 present data for \*Same units, 1956 and 1959." This group comprises all units that were reported as "same" for the 1957-1959 period-the identical group for which the 1956 characteristics are shown in table 3. Included are \*same\* units, 1957 to 1959, which were reported in the 1956 National Housing Inventory as "same," 1950 to 1956, as well as "same" units, 1957 to 1959, which were reported as new construction, other added, conversion, or merger for the 1950-1956 period. The lower portions of tables 4 to 7 present 1956 and 1959 characteristics for "Same units, 1950, 1956, and 1959." This group comprises only those units which were reported as "same" for both the 1957-1959 and 1950-1956 periods. Thus, units built during 1950 to 1956 which were reported as "same" for the period 1957 to 1959 are included in the figures in the upper portions of the tables but excluded from the data shown in the lower sections. On the other hand, units classified as "same" for the 1950-1956 period which remained "same" 1957 to 1959 are presented separately in the lower portions. These units are also tabulated with all other "same" units for the 1957-1959 period in the upper portions of tables 4 to 7.

Tables 8, 9, and 10 are cross-tabulations of 1959 characteristics for "new construction" units. In table 8, number of rooms is tabulated by condition and plumbing facilities, bathrooms, persons, and household composition. In table 9, value of owner-occupied units is tabulated by rooms, persons, and household composition. Gross rent of renter-occupied units is tabulated by the same three items in table 10.

Cross-tabulations of data (tables 4 to 10) are not shown when the base comprises fewer than 25 sample cases. With respect to simple distributions (tables 1 to 3), the data are presented when the base is less than 25 sample cases so that consolidations may be made; the medians, however, are not shown for such distributions.

Percentages are not shown in a percent column if they are less than C.1 percent. Leaders (...) in a data column indicate that either there are no cases in the category or the data are suppressed for the reasons described above. Leaders are also used where data are inapplicable or not available.

A plus (+) or a minus (-) sign after a median indicates that the median is above or below that number. For example, a median of "\$5,000-" for value of property indicates that the median fell in the interval "less than \$5,000" and was not computed from the data as tabulated.

#### MAI

Included in this report is a map showing the boundaries of the area, which are the same boundaries as those defined for the 1956 National Housing Inventory. Differences between these boundaries and the 1959 boundaries defined for Parts 1A and 1B of Volume IV are indicated by the note on page 18; the note also describes the boundaries of the metropolitan area for the April 1960 Census. In the individual reports for the nine metropolitan areas, the 1956 boundaries are the same as those designated for the 1950 Census, except for the Atlanta EMMSA which includes Clayton County added to the area for 1955.

#### RELATION TO APRIL 1960 CENSUS OF HOUSING

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. Although the concepts of components of change are unique to this portion of the census program, the definitions for many of the characteristics that were enumerated in 1959 are the same as those used in the April enumeration of the 1960 Census (see "Definitions and explanations"). Differences between the December 1959 survey and the April 1960 Census include: The use of the "dwelling unit" concept in 1959 in contrast with the "housing unit" concept in 1960; the use of a sample of land area segments in 1959 in contrast to the 100-percent coverage for some items and a systematic sample of housing units for others in 1960; and the extensive use of self-enumeration in 1960 in contrast to direct interview and use of the 1956 survey (and 1950 Census) records in the 1959 survey. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960. As indicated earlier, the December 1959 survey provides data on characteristics of the components of change, whereas the April 1960 Census provides detailed data on characteristics of the total inventory. (See 1960 Census of Housing, Volume I, States and Small Areas, for more complete discussion of the April 1960 Census.)

Although information for the April 1960 Census was collected as of April 1960, information for the Components of Inventory Change survey was collected as of the date of snumeration. For the latter, the bulk of the enumeration was completed by December 1959, and the statistics may be regarded as referring to that date.

#### RELATION TO 1956 NATIONAL HOUSING INVENTORY

Data on components of change were collected for the first time in the National Housing Inventory survey in 1956. The 1959 program used essentially the same concepts and both programs used the "dwelling unit" as the reporting unit. The 1956 program provided separate statistics for conterminous United States (that is, United States exclusive of Alaska and Hawaii), by regions, and for each of nine metropolitan areas.—Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle. Although, in some cases, the 1956 titles of the metropolitan areas differ from the titles presented in this report, the boundaries of the areas are the same.

Among the subjects covered in the 1956 survey which are also presented in this report are: Temure, color, and vacancy status; persons, and sex and age of head (household composition); rooms, units in structure, and year structure built; condition and plumbing facilities; and value, gross rent, and contract rent. The concepts are essentially the same as those used in the 1959 survey (see 1956 National Housing Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory). Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

The 1959 and 1956 characteristics of the total inventory (table 1) may be compared, taking into account relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made

Introduction

with care. Addition of the 1950-1956 results and the 1957-1959 results for a component does not necessarily produce componentof-change data for the period 1950 to 1959. A unit can change from one component in 1956 to another component by 1959; for example, a unit can shift from "same" in 1956 to "conversion" by 1959. A unit lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959; for example, a 1950 unit which was changed to nonresidential use in 1954 and demolished in 1958 was recorded as "changed to nonresidential use" for 1950 to 1956 and "demolished" for 1950 to 1959 (the unit is not accounted for in the 1957-1959 period because it did not exist as a dwelling unit for that period). In other cases, a 1950 unit can be lost from the inventory by 1956 and restored to its 1950 dwelling-unit use by 1959. Differences in procedures for collecting, editing, and tabulating the data also affect the relation between the 1950-1956 results and the 1957-1959 results.

#### COMPARABILITY WITH 1950 CENSUS OF HOUSING

Essentially the same definitions, including the "dwelling unit" concept, were used in the December 1959 survey as were used in the 1950 Census of Housing. Similarly, the definitions used in the 1956 National Housing Inventory were essentially the same as those used in the 1950 Census.

#### COMPARABILITY WITH DATA FROM OTHER SOURCES

Statistics on "year structure built" and counts of "new construction" units differ in several respects from statistics on residential construction published from other sources. Statistics on building permits and housing starts for some areas were compiled by the Bureau of Labor Statistics, Department of Labor, until July 1959 and by the Bureau of the Census since that time. These statistics do not measure the same type of universe as measured by the December 1959 Components of Inventory Change survey. In particular, there are differences in coverage, concepts, definitions, and survey techniques, as well as differences in timing of starts in relation to completions.

#### 1960 PUBLICATION PROGRAM

Final housing reports.--Results of the 1960 Census of Housing are published in Volumes I to VII and in a joint housing and population series consisting of reports for census tracts. A series of special reports for local housing authorities constitutes the remainder of the final reports. Volumes I to IV and the census tract reports are issued as series of individual reports, with Volumes I and II issued also as bound volumes. Volumes V to VII are issued only as bound volumes.

The source of Volumes I, II, III, VI, and VII and the housing data in the census tract reports is the April enumeration

of the 1960 Census of Housing. The special reports for local housing authorities are based on results of the April enumeration and, for most areas, on data collected at a later date for nonsemple households.

Data for Volumes IV and V are based largely on the enumeration of units in a sample of land area segments, started in late 1959 and completed in 1960. Separate data are published for the United States and 17 selected metropolitan areas (15 standard metropolitan statistical areas and 2 standard consolidated areas). The areas for which separate data are provided in Part 1 of Volume IV and in Part 1 of Volume V consist of the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas and the following standard metropolitan statistical areas: Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, Seattle, Baltimore, Buffalo, Cleveland, Minneapolis-St. Paul, Pittsburgh, St. Louis, San Francisco-Oakland, and Washington, D.C.-Md.-Va. The first nine areas named (the two consolidated areas and seven standard metropolitan statistical areas) are the areas for which separate data are provided in Part 2 of Volume IV.

The titles and contents of the reports are described on page IV. For the most part, the reports are comparable with those published from the 1950 Census of Housing. The 1960 Volumes I, II, and VI, are similar to 1950 Volumes I, II, and III, respectively. Volume III of 1960 corresponds to the series of reports on block statistics which constituted 1950 Volume V. Volume IV of 1960 has no 1950 counterpart but corresponds to Volumes I and III of the 1956 National Housing Inventory. Volume V of 1960 corresponds to Volume IV of 1950 and, in part, to Volume II of the 1956 National Housing Inventory. In 1950, census tract reports were published as Volume III of the 1950 Census of Population. Special reports for local housing authorities were published for 219 areas in 1950 Census of Housing, Series HC-6, Special Tabulations for Local Housing Authorities. The type of data presented in 1960 Volume VII has not been published in previous census reports.

<u>Preliminary</u> and advance reports. Statistics for many of the subjects covered in the census were released in several series of preliminary and advance reports. The figures in the preliminary and advance reports are superseded by the data in the final reports.

#### AVAILABILITY OF UNPUBLISHED DATA

During the processing of the data for publication of Volume IV, more data were tabulated than it was possible to print in the final reports. A limited amount of unpublished data is available and photocopies can be provided at cost. Also, certain special tabulations can be prepared on a reimbursable basis. Requests for photocopies or for additional information should be addressed to Chief, Housing Division, Bureau of the Census, Washington 25, D.C.

### DEFINITIONS AND EXPLANATIONS

The concepts of components of change, that pertain uniquely to components of inventory change programs, are essentially unchanged from those used in the first such survey conducted in 1956. Comparison with the 1956 survey can be made only for selected characteristics (see "Relation to 1956 National Housing Inventory").

In the definitions and explanations of the characteristics of the housing inventory, which are given below, comparison is made with the definitions used in the April enumeration of the 1960 Census and in the 1956 survey. References to the April 1960 Census pertain to data in 1960 Census of Housing, Volume I, States and Small Areas, except as otherwise noted. References to the 1956 survey pertain to data in 1956 National Housing

Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory. For purposes of measuring unit-by-unit change since 1956, the 1956 (and 1950) concept of "dwelling unit" was retained. Definitions of characteristics, for the most part, are comparable with those used in the April 1960 Census, as well as in the 1956 survey. In the April 1960 Census reports, data are available for the total housing inventory, but not for components of change.

Comparability is affected by differences in procedure as well as differences in definition and description of categories. Information for this report was obtained by direct interview except for a few items which were reported by the enumerator on the basis of his observation, and by a combination of direct

interview and comparison with the 1956 survey (and 1950 Census) records for purposes of determining the component of change. In the 1956 survey, information was obtained by direct interview and observation, and in the April 1960 Census by a combination of self-enumeration, direct interview, and observation by the enumerator. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960.

The definitions which follow conform to those provided to the enumerator and reflect the intended meaning of the question asked. As in all surveys, there were some failures to execute the instructions exactly, and some erroneous interpretations have undoubtedly gone undetected.

#### AREA CLASSIFICATIONS

In the reports for the nine selected metropolitan areas (seven standard metropolitan statistical areas and two standard consolidated areas), the boundaries are indicated on the map which is included in the respective report. Although the metropolitan areas are given their 1960 Census titles, the boundaries of the areas are the same as those defined for the 1956 National Housing Inventory. In 1956 (and in the 1950 Census), the areas were called standard metropolitan areas (SMA's).

The 1956 boundaries of the nine metropolitan areas are the same as the boundaries designated for the 1950 Census except for the Atlanta SMSA (Clayton County was added to the area for 1956). In some cases, the 1956 boundaries differ from the boundaries defined for Parts 1A and 1B of Volume IV and from those defined for the April 1960 Census (see note on page 18).

Standard metropolitan statistical area (SMSA)...To permit all Federal statistical agencies to utilize the same areas for the publication of general-purpose statistics, the Bureau of the Budget has established "standard metropolitan statistical areas" (SMSA's). Each such area is defined by the Bureau of the Budget with the advice of the Federal Committee on Standard Metropolitan Statistical Areas, a committee composed of representatives of the major statistical agencies of the Federal Government.

Except in New England, an SMSA is a county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more. In addition to the county, or counties, containing such a city or cities, contiguous counties are included in an SMSA if, according to certain criteria, they are essentially metropolitan in character and are socially and economically integrated with the central city. In New England, SMSA's consist of towns and cities, rather than counties.

Standard consolidated area (SCA).--In view of the special importance of the metropolitan complexes around New York and Chicago, the Nation's largest cities, several contiguous SMSA's (as designated for 1960) and additional counties that do not appear to meet the formal integration criteria but do have strong interrelationships of other kinds have been combined into the New York-Northeastern New Jersey and Chicago-Northwestern Indiana Standard Consolidated Areas, respectively. The former is identical with the New York-Northeastern New Jersey SMA of 1956 (and 1950), and as defined for these reports the latter is identical with the Chicago SMA of 1956 (and 1950).

For a more detailed discussion of the definitions of the metropolitan areas, see 1960 Census of Housing, Volume I, States and Small Areas, and 1950 Census of Housing, Volume I, General Characteristics.

<u>Urban-rural</u> and farm-nonfarm residence.--Although this report contains no separate statistics for urban and rural housing or for farm and nonfarm housing, these concepts are

applied when determining which units are included in the data on financial characteristics. For other characteristics, all units are included-urban and rural and farm and nonfarm.

For the 1956 and 1959 survey, urban areas were those designated urban for the 1950 Census. No adjustment was made for the fact that some areas which were rural in 1950 would have been urban in 1956 or 1959, and vice versa.

In 1950, urban housing comprised all dwelling units in (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, or villages, (b) incorporated towns of 2,500 inhabitants or more except in New England, New York, and Wisconsin, where "towns" are simply minor civil divisions of counties, (c) the densely settled urban fringe around cities of 50,000 inhabitants or more, including both incorporated and unincorporated areas, and (d) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining dwelling units were classified as rural.

In rural territory, farm residence is determined on the basis of number of acres in the place and total sales of farm products in 1959. An occupied dwelling unit is classified as a farm dwelling unit if it is located on a place of 10 or more acres from which sales of farm products amounted to \$50 or more in 1959, or on a place of less than 10 acres from which sales of farm products amounted to \$250 or more in 1959. Occupied units for which cash rent is paid are classified as nonfarm housing if the rent does not include any land used for farming (or ranching). The same definition of farm residence was used in the April 1960 Census.

In 1956, farm residence in rural territory was determined by the respondent's answer to the question, "Is this dwelling unit on a farm?" In addition, the instructions to the enumerators specified that a house was to be classified as nonfarm if the occupants paid cash rent for the house and yard only.

#### LIVING QUARTERS

Living quarters in the Components of Inventory Change program in December 1959 were enumerated as dwelling units or quasi-unit quarters. Usually a dwelling unit is a house, apartment, or flat. However, it may be a trailer or a single room in a residential hotel. A structure intended primarily for business or other nonresidential use may also contain a dwelling unit; for example, the rooms in a warehouse where the watchman lives. Quasi-unit quarters (or quasi-units) are found in such places as institutions, dormitories, barracks, and rooming houses.

Dwelling unit. -- In general, a dwelling unit is a group of rooms or a single room occupied or intended for occupancy as separate living quarters by a family or other group of persons living together or by a person living alone.

A dwelling unit is defined as (1) a group of rooms occupied or intended for occupancy as separate living quarters and having either separate cooking equipment or separate entrance; or (2) a single room occupied or intended for occupancy as separate quarters if (a) it has separate cooking equipment, (b) it is located in a regular apartment house, or (c) it constitutes the only living quarters in the structure.

Mobile trailers and tents, boats, and railroad cars are included in the inventory if they are occupied as dwelling units. They are excluded if they are vacant, used only for extra sleeping space or vacations, or used only for business. Trailers on a permanent foundation, whether occupied or vacant, are included in the inventory if they are occupied or intended for occupancy as separate living quarters (see "Trailer").

Both vacant and occupied dwelling units are included in the housing inventory. Vacant quarters are not included, however, if they are still under construction, being used for non-residential purposes, unfit for human habitation, condemned, or scheduled for demolition (see "Vacant dwelling unit").

<sup>&</sup>lt;sup>1</sup> In 1958, the definition was supplemented to include a county or group of contiguous counties which contains "twin cities" with a combined population of at least 50,000.

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Determination of dwelling unit .-- The decision as to what constitutes a dwelling unit was made on the basis of the living arrangements of the occupants, and not on relationship. The enumerator was instructed to ask whether more than one family lived in the house (or apartment) and, if so, whether they lived and ate with the family or had separate quarters. If only one family lived in the house (or apartment) or if the additional persons lived and ate with the family, the enumerator regarded the house (or apartment) as one dwelling unit and no further probing was necessary. On the other hand, if the additional persons had separate quarters, the enumerator was to determine whether their quarters were separate dwelling units on the basis of either separate cooking equipment or two or more rooms and separate entrance. Quarters that did not meet either criterion were not considered sufficiently separate to qualify as dwelling units; such quarters were combined into one dwelling unit (unless the combined quarters contained five or more lodgers, in which case they were considered quasi-unit

The enumerator was also instructed to ask whether there were other persons or families living in the building or elsewhere on the property and whether there were any vacant apartments on the property. Vacant quarters, to be considered dwelling units, also had to meet the criterion of separate cooking equipment or two or more rooms with separate entrance.

Separate cooking equipment is defined as (1) a regular range or stove, whether or not it is used, or (2) other equipment such as a hotplate or electrical appliance if (a) it is used regularly for the preparation of meals, or (b) most of the quarters in the structure have a regular stove, hotplate, or similar equipment. Equipment is for exclusive use if it is used only by the occupants of one unit, including lodgers or other unrelated persons living in the dwelling unit. Vacant units with no cooking equipment at the time of enumeration are considered to have cooking equipment if the last occupants had such equipment.

A dwelling unit has a separate entrance if the occupants can reach their quarters directly through an outside door or if they can reach their quarters through a common hall and need not pass through a room which is part of another unit.

Regular apartment house. In a regular apartment house, each apartment is one dwelling unit if it is occupied or intended for occupancy by a single family or by a person living alone. Usually, such apartments have separate cooking equipment or consist of two or more rooms and a separate entrance; however, they may consist of only one room and lack separate cooking equipment.

Rooming house, boarding house.—If the quarters of any of the occupants in a rooming or boarding house have separate cooking equipment or consist of two or more rooms and separate entrance, such quarters are combined with the landlord's quarters or with each other if the landlord does not live in the structure. If the combined quarters contain four or fewer lodgers, they are classified as one dwelling unit; if the combined quarters contain five ormore lodgers, they are classified as a quasi-unit. In a dormitory, sorority house, fraternity house, residence hall, monastery, convent, nurses' home, mission, and flophouse, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants (see "Quasi-unit").

The distinction between rooming houses and regular apartment houses, and between rooming houses and hotels, was made by the enumerator presumably on the basis of local usage.

Hotel, motel. -- In a hotel or motel where the majority of the accommodations are "permanent," each of the quarters is a dwelling unit if it has separate cooking equipment or consists of two or more rooms rented as a suite. All the remaining living quarters are combined and classified as a quasi-unit.

In a "transient" hotel or motel, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants. A hotel or motel is considered "permanent" if more than half the rooms, suites, or other living accommodations are occupied or reserved for occupancy by guests who seek lodging for a period of time (usually a month or more) and who are as a rule granted reductions from the daily or weekly rates (see "Quasi-unit").

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Institution, general hospital. -- Family quarters of staff personnel are separate dwelling units if they are located in a building containing only family quarters for staff personnel. All other living quarters are considered a quasi-unit (see "Quasi-unit").

Comparability with 1956 survey and 1950 Census.--The definition of "dwelling unit" used in the December 1969 survey is the same as that used in the 1956 survey and the 1950 Census.

Comparability with April 1960 Census .-- In the April enumeration of the 1960 Census of Housing, the unit of enumeration was the housing unit. Although the definition of "housing unit" in 1960 is essentially similar to that of "dwelling unit" in the December 1959 survey, the housing unit definition was designed to encompass all private living quarters, whereas the dwelling unit definition did not cover all private living accommodations. (The "dwelling unit" concept was retained for the December 1959 survey to permit unit-by-unit comparison with 1956.) In the April 1960 Census, a house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters, that is, when the occupants do not live and eat with any other persons in the structure and there is either (1) direct access from the outside or through a common hall, or (2) a kitchen or cooking equipment for the exclusive use of the occupants of the quarters.

The main difference between dwelling units and housing units is in the treatment of one-room quarters. In the April 1960 Census, separate living quarters consisting of one room without separate cooking equipment qualify as a housing unit if the room has direct access whether in an apartment house, rooming house, or house converted to apartment use. In hotels in 1960, a single room qualifies as a housing unit if occupied by a usual resident (i.e., a person who considers the hotel his usual place of residence or a person who has no usual place of residence elsewhere); a vacant room (including quarters temporarily occupied by a nonresident) qualifies as a housing unit only if 75 percent or more of the accommodations in the hotel are occupied by usual residents. In the December 1959 survey, separate living quarters consisting of one room without cooking equipment qualify as a dwelling unit only when located in a regular apartment house or when the room constitutes the only living quarters in the structure. In hotels in 1959, occupied and vacant quarters consisting of one room are classified as dwelling units only if they have separate cooking equipment and if they are in a permanent hotel.

The evidence thus far suggests that the use of the dwelling unit concept in the December 1959 survey instead of the housing unit concept as in the April 1960 Census has relatively little effect on the counts for large areas and for the Nation. Any effect which the change in concept may have on comparability can be expected to be greatest in statistics for certain census tracts and blocks, shown in other reports. Living quarters classified as housing units but which would not be classified as dwelling units tend to be clustered in tracts and blocks where many persons live separately in single rooms in hotels, rooming houses, and other light housekeeping quarters.

As indicated above, the housing unit concept is more inclusive than the dwelling unit concept. The single effect of the conceptual difference, however, may not be revealed by the results of two separate surveys or censuses. For the December 1969 survey and the April 1960 Census, other factors which affect comparability include the different enumeration procedures

employed, the degree of overenumeration and underenumeration in both the survey and the census, the sampling variability of the 1959 estimate, and the ratio estimation procedure used for the 1959 results. The results of the two emumerations are being evaluated in more detail. (See also section on "Relation to April 1960 Census of Housing.\*)

Quasi-unit .-- Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were similarly classified in 1956. They are located most frequently in institutions, hospitals, murses' homes, rooming and boarding houses, transient accommodations, military and other types of barracks, college dormitories, fraternity and sorority houses, convents, and monasteries. Quasi-units are also located in a house or apartment in which the living quarters contain five or more lodgers. The concept of quasi-units is similar to the concept of group quarters in the April 1960 Census. Quarters classified as quasi-units are not included in the housing inventory.

#### COMPONENTS OF CHANGE

The housing inventory has been divided into components to reflect the several kinds of changes that occur. The term "components of change" refers to these individual parts, which are designed to explain (a) the source of the 1959 housing inventory, and (b) the disposition of the 1956 housing inventory.

In terms of the 1959 inventory, the components of change

consist of:

Units added through new construction Units added through other sources Units changed by conversion Units changed by merger

In terms of the 1956 inventory, the components of change consist of:

Units lost through demolition Units lost through other means Units changed by conversion Units changed by merger Same units

The above classifications were obtained largely by comparing each dwelling unit in the sample directly with the 1956 survey returns. Through the procedures used in this survey, it was possible to classify the component of change on the basis of the situation existing in 1969 and the situation reported in the 1956 survey records (see "Collection and processing of data\*). In instances where the 1956 records were missing or the identification was incomplete, the enumerator determined the classification through inquiry of the present occupants or informed neighbors.

Same units, -- Living quarters enumerated as one dwelling unit in 1959 are classified as "same" if the quarters existed as one and only one dwelling unit in 1956. Thus, "same" units are common to both the 1956 and 1959 inventories. Units which changed after 1956 but by 1959 had changed back to the 1956 status are also considered "same" units. For example, a 1956 dwelling unit converted into several units and later merged to one unit, or a dwelling unit changed to nonresidential use and later restored to its 1956 residential use are "same" units.

Changes in the characteristics of a dwelling unit since 1956 do not affect its classification as "same" if it was one dwelling unit in 1956 and in 1959. Examples of such changes in characteristics are: Finishing a bedroom in the attic, installing an extra bathroom, and enlarging the kitchen.

Units changed by conversion .-- Conversion refers to the creation of two or more dwelling units from fewer units through structural alteration or change in use. Structural alteration includes such changes as adding a kitchen or installing partitions to form another dwelling unit. Change in use may result

from a simple rearrangement in the space without structural alteration, such as locking a door which closes off one or more rooms to form a separate dwelling unit.

The term "changed by conversion" is applicable to both the 1956 and 1959 inventories. For example, one dwelling unit in the 1956 inventory which subsequently was converted to three dwelling units was counted as one unit changed by conversion for purposes of the 1956 statistics and as three units changed by conversion for purposes of the 1959 statistics. Thus, subtraction of the 1956 figure from the 1959 figure yields the net number of dwelling units added as a result of conversion. The number of conversions does not include units that had been converted at some point between 1956 and 1959 but had reverted to the 1956 status before the 1959 enumeration.

Units changed by merger .-- Merger refers to the combining of two or more dwelling units into fewer units through structural alteration or change in use. Structural alteration includes such changes as the removal of partitions or the dismantling of kitchen equipment. Change in use may result from a simple rearrangement of space without structural alteration, such as unlocking a door which formerly separated two dwelling units. A change in use also occurs, for exemple, when a family occupies both floors of a house which formerly contained a dwelling unit on each floor.

The term "changed by merger" is applicable to both the 1956 and 1959 inventories. For example, two dwelling units in the 1956 inventory which subsequently were merged into one dwelling unit were counted as two units changed by merger for purposes of the 1956 statistics, and as one unit changed by merger for purposes of the 1959 statistics. Thus, subtraction of the 1959 figure from the 1956 figure yields the net number of dwelling units lost as a result of merger. As with conversions, units that had merged after 1956 and had been converted to their 1956 status before December 1959 are not included in the figures on mergers.

Units added through new construction .-- Any dwelling unit built between December 1956 and December 1959 is classified as a unit added by "new construction." Dwelling units built in that period but removed from the housing inventory before December 1959 are not reflected in the figures in this report. Dwelling units built during the period but subsequently changed by conversion or merger are classified as new construction in terms of the number existing in December 1959. Vacant units under construction at the time of enumeration were enumerated only if construction had proceeded to the point that all the exterior windows and doors were installed and final usable floors were in place.

Typically, in about half the cases, units were classified as "new construction" if the reported date of construction was later than December 1956 and if the address of the unit did not appear in the 1956 records. For the remaining cases, "new construction estimates were based on a procedure utilizing the 1956 survey and 1950 Census records. See "Collection of data" and "Sample design."

Comparable statistics on the number of units built since 1956 according to the data on year built from the April 1960 Census of Housing are not available.

Units added through other sources .-- Any dwelling unit added to the inventory between December 1956 and December 1959 which is not specifically covered under the heading of new construction or conversion is classified as a unit added through other sources. This component includes the following types of additions:

- 1. Units created from living quarters classified as quasi-units in 1956; for example, a one-room dwelling unit created from a sleeping room in a rooming house through the installation of cooking equipment.
- 2. Units created from nonresidential space such as a store, garage, or barn.

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3. Units moved to site during the period December 1956 to December 1959. Such units, if moved within the same area, do not necessarily result in a net addition to the total inventory since they presumably represent units lost in the place from which they were moved. A mobile trailer, whether on a different site or the same site as in 1956, is a net addition if occupied as a dwelling unit in 1959 but not in 1956.

The additions from other sources do not include units which were added to the inventory after December 1956 and lost or withdrawn from the inventory before December 1959.

Units lost through demolition. -- A dwelling unit which existed in December 1956 and which was demolished on the initiative of a public agency or as a result of action on the part of the owner is classified as a unit lost through demolition.

Units lost through other means. -- Any dwelling unit which existed in December 1956 and which was lost to the housing inventory through means other than demolition or merger is classified as a unit lost through other means. This component includes the following types of losses:

- 1. Units lost by change to quasi-units; for example, a one-room dwelling unit changed to a sleeping room by the removal of cooking equipment, or a dwelling unit changed to a quasi-unit because five lodgers were added to the household.
- Vacant units lost from the inventory because they are unfit for human habitation (see "Vacant dwelling unit").
- 3. Vacant units lost from the inventory because they are scheduled for demolition or because they are condemned for reasons of health or safety so that further occupancy is prohibited.
  - 4. Units lost by change to nonresidential use.
- 5. Units moved from site since December 1956. Such units, if moved within the same area, do not necessarily result in a net loss from the total inventory since they presumably represent units added in the place to which they were moved. A mobile trailer, whether on a different site or the same site as in 1956, resulted in a net loss if occupied as a dwelling unit in 1956 but not in 1959.
- 6. Units destroyed by fire, flood, or other cause. Because of the difficulty of ascertaining the actual cause of the disappearance of a unit, due to the time period involved and the difficulty of locating a reliable respondent, it is possible that some units recorded as destroyed by fire, flood, or other cause had actually been demolished, and vice versa.

Units lost through other means do not include units which were lost during the period but restored as dwelling units by December 1959. For example, losses do not include 1956 dwelling units that were changed to nonresidential use and back to dwelling units by December 1959, or 1956 dwelling units that became vacant and unfit for human habitation and then rehabilitated by December 1959.

#### OCCUPANCY CHARACTERISTICS

Occupied dwelling unit. -- A dwelling unit is "occupied" if it is the usual place of residence of the person or group of persons living in it at the time of emmeration. Included are units occupied by persons who are only temporarily absent, such as persons on vacation. Units occupied by persons with no usual place of residence are also considered "occupied." For example, a unit occupied by migratory workers who have no usual residence elsewhere is considered occupied; however, if the migrants have a residence elsewhere, the unit in which they are temporarily living is classified as vacant.

This same definition for classifying a unit as occupied was used in the April 1960 Census and in the 1956 survey.

Vacant dwelling unit. -- A dwelling unit is "vacant" if no persons are living in it at the time of enumeration. However, if its occupants are only temporarily absent, the unit is

considered occupied. Units temporarily occupied entirely by persons having a usual place of residence elsewhere are classified as vacant (the unit at their usual residence is considered occupied). A vacant unit may be furnished or unfurnished; it may be offered for rent or sale; it may have been rented or sold but the new occupants have not moved in; or it may be held off the market for the owner's occasional or future use, for speculation, or for other reasons.

Newly constructed vacant units are included in the inventory if construction has reached the point that all the exterior windows and doors are installed and the final usable floors are in place. If construction had not reached this point, the unit was not enumerated.

Dilapidated vacant units were emimerated as dwelling units provided they were still usable as living quarters. Vacant quarters were not emimerated if they were unfit for human habitation. Vacant quarters are defined as unfit for human habitation if, through deterioration or vandalism, most of the doors and windows are missing and the floors are unsafe. If doors and windows are boarded up or stored to keep them from being destroyed, they are not to be considered missing. In terms of the 1956 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1956 inventory. Conversely, vacant quarters which were unfit for human habitation in 1956 but which were made usable as living quarters by 1959 are reported as units added to the inventory.

Vacant quarters are excluded from the housing inventory if there is positive evidence (a sign, notice, or mark on the house or in the block) that the unit is to be demolished. Vacant quarters condemned for reasons of health or safety so that further occupancy is prohibited are likewise excluded from the inventory. Also excluded are vacant mobile trailers and quarters used for commercial or business purposes or used for the storage of hay, machinery, business supplies and the like, unless the use is only temporary, in which case they were enumerated as dwelling units. Quarters of these types, which were dwelling units in 1956, are reported as losses from the 1956 inventory; they are reported as units added to the inventory when the reverse was true.

With few exceptions, these same general instructions were used in the April 1960 Census and in the 1956 survey. In 1959 and 1960, however, the instructions for enumerating certain vacant units were more specific than in 1956, particularly the instructions regarding units to be demolished, units unfit for human habitation, and units being used for nonresidential purposes.

Vacancy status .-- Available vacant units are units which are for year-round occupancy, are not dilapidated, and are offered for rent or for sale. Units available for sale only are the available vacant units which are offered for sale only; they exclude units offered "for sale or rent." Units available for rent are the available vacant units which are offered for rent and those offered for rent or sale at the same time. Other vacant units comprise the remaining vacant dwelling units. They comprise dilapidated units, seasonal units, units rented or sold and awaiting occupancy, units held for occasional use, units temporarily occupied entirely by persons having a usual residence elsewhere, and units held off the market for other reasons. Year-round dwelling units are units which are usually occupied or intended for occupancy at any time of the year. Seasonal units are intended for occupancy during only a season of the year.

The same definition of vacancy status was used in the April 1960 Census (except that "not dilapidated" units were classified as "sound" or "deteriorating" in 1960). Comparability may be affected in some areas, however, because of the use of two categories for condition in 1959 compared with three in 1960, and the use of the dwelling unit concept in 1959 compared with the housing unit concept in 1960.

The definitions used in the 1956 survey also were the same as those used in the 1959 survey.

Color. -- The occupants of dwelling units are classified according to the color of the head of the household into two groups, white and nonwhite. The color group designated "nonwhite" consists of such races or ethnic groups as Negro, American Indian, Japanese, Chinese, Filipino, Korean, Asian Indian, and Malayan. Persons of Mexican birth or ancestry who are not definitely of Indian or other nonwhite race are classified as white. Persons of mixed racial parentage are classified as nonwhite. The same classification was used in the April 1960 Census and in the 1956 survey.

The concept of race, as it has been used by the Bureau of the Census, is derived from that which is commonly accepted by the general public. In the December 1959 survey and in the 1956 survey, the classification was obtained in most cases by the enumerator's observation, whereas in the April 1960 Census, it was possible for members of the household to classify themselves. The use of self-enumeration in April 1960 may have affected the accuracy of the data on color compared with other censuses or surveys.

Persons. -- All persons enumerated as members of the household were counted in determining the number of persons who occupied the dwelling unit. These persons include not only occupants related to the head but also any lodgers, foster children, wards, and resident employees who shared the living quarters of the household head.

The median number of persons for occupied dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the units having more persons and one-half having fewer persons than the median. In the computation of the median, a continuous distribution was assumed, with the whole number of persons as the midpoint of the class interval. For example, when the median was in the 3-person group, the lower and upper limits were assumed to be 2.5 and 3.5 persons, respectively.

The same concept was applied in the April 1960 Census and in the 1956 survey.

Persons per room. The number of persons per room was computed for each occupied dwelling unit by dividing the number of persons by the number of rooms in the unit. The tabulation form contained terminal categories of "10 or more" rooms and "10 or more" persons. For purposes of the computation, each of the terminal categories was given a mean value of 11. Essentially the same procedure was used for the April 1960 Census. The number of persons per room was not computed for the 1956 survey.

Tenure. -- A dwelling unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. The owner need not be the head of the household. A cooperative apartment unit is "owner occupied" only if the owner lives in it.

All other occupied units are classified as "renter occupied," including units rented for cash as well as units occupied without payment of cash rent. Units rented for cash are units for which any money rent is paid or contracted for. Such rent is commonly paid by the occupants but may be paid by persons not living in the unit--for example, a welfare agency. Units for which no cash rent is paid include units provided by relatives not living in the unit and occupied without rental payment, units provided in exchange for services rendered, and units occupied by a tenant farmer or sharecropper who does not pay any cash rent. "No cash rent" appears as a category in the rent tabulations.

The same definition of tenure was used in the April 1960 Census and in the 1956 survey.

Owner of unit.--The owner of the unit refers to some member of the household who lives in the unit and is the owner or co-owner of the dwelling unit. The owner may be the head or his wife, some other relative of the head, or a nonrelative of the head. Units co-owned by two or more household members are tabulated in the category "head or wife" if either the head or

wife is a co-owner. If neither the head nor his wife is a co-owner, but at least one of the co-owners is related to the head (by blood, marriage, or adoption), the unit is tabulated in the category "other relative of head."

The "age of owner" is the age of the household member who owns the unit. If the head and wife own the unit jointly, the unit is tabulated according to the age of the head.

Although information on tenure was obtained in the April 1960 Census and in the 1956 survey, no information was obtained on the identity of the owner of the unit.

#### STRUCTURAL CHARACTERISTICS

Rooms. -- The number of rooms is the count of whole rooms used for living purposes, such as living rooms, dining rooms, bedrooms, kitchens, finished attic or basement rooms, recreation rooms, lodgers' rooms, and rooms used for offices by a person living in the unit. Not considered as rooms are bathrooms; halls, foyers, or vestibules; closets; alcoves; pantries; strip or pullman kitchens; laundry or furnace rooms; unfinished attics, basements, and other space used for storage; porches, unless they are permanently enclosed and suitable for yearround use; and offices used only by persons not living in the unit. A partially divided room, such as a dinette next to a kitchen or living room, is considered a separate room if there is a partition from floor to ceiling. If a room is shared by occupants of more than one unit, it is included with the unit from which it is most easily reached. The same concept was used in the April 1960 Census and in the 1956 survey.

The median number of rooms is the theoretical value which divides the distribution of units into two equal parts--one-half the units having more rooms and one-half having fewer rooms than the median. The median was computed in the same manner as the median number of persons, and in tables 2 and 3 the median was computed on the basis of more detailed intervals than are shown in the table.

Units in structure. In determining the number of units in the structure, the enumerator was instructed to count both occupied and vacant dwelling units, but not business units or quasi-units. A structure is defined as a separate building that either has open space on all four sides, or is separated from other structures by dividing walls that extend from ground to roof. For row houses, double houses, or houses attached to nonresidential structures, each house is a separate structure if the dividing or common wall goes from ground to roof. In apartment developments or in housing developments of the village or garden type, each building with open space on all sides is a separate structure. Statistics are presented in terms of number of dwelling units rather than number of residential structures.

Essentially the same concept was used in the April 1960 Census. Comparability may be affected, however, by the difference in the concept of dwelling unit in 1959 and housing unit in April 1960.

Trailer.--The 1959 inventory includes trailers which are used as separate living quarters. Mobile trailers are included only if occupied as separate living quarters. A trailer is "mobile" if it rests on wheels or on a temporary foundation, such as blocks or posts. Trailers on a permanent foundation are included if occupied as separate living quarters, or vacant and intended for occupancy as separate living quarters. A trailer is "on a permanent foundation" if it is mounted on a regular foundation of brick, stone, concrete, etc. When trailers are not shown as a separate category in a table, they are included with units in "l unit" structures.

In 1956, the same types of trailers were included in the housing inventory as in 1959. In the April 1960 Census, however, only trailers which were occupied as separate living quarters were included in the inventory; vacant trailers, whether mobile or on a permanent foundation, were excluded. In

Introduction

all three enumerations, when one or more rooms are added to a trailer, it is no longer classified as a trailer and is treated the same as a house, apartment, or flat.

Under the subject "Units in structure" in table 1, the category "trailer" for 1959 designates all trailers that were in the housing inventory—the occupied mobile trailers and the occupied and vacant trailers on a permanent foundation. For 1956, the category comprises only occupied mobile trailers; permanent trailers were classified as "house, apartment, or flat" and thus were included in the category "1 unit" in structure. In the 1960 results, the category "trailer" designates occupied mobile trailers and occupied trailers on a permanent foundation.

Year structure built. -- "Year built" refers to the date the original construction of the structure was completed, not to any later remodeling, addition, or conversion. For trailers, the model year was assumed to be the year built.

The figures on the number of units built during a given period relate to the number of units in existence at the time of enumeration. The figures reflect the number of units constructed during a given period plus the number created by conversions in structures originally built during that period, minus the number lost in structures built during the period. Losses occur through demolition, fire, flood, disaster; change to nonresidential use; or merger to fewer dwelling units.

Data on year built are more susceptible to errors of response and nonreporting than data on many of the other items. In most cases, the information was given according to memory or estimates of the occupants of the structure or of other persons who had lived in the neighborhood a long time. Data on year built are available from the April 1960 Census and the 1956 survey. While the definitions were the same in the three enumerations, comparability of the data may be affected by relatively large reporting errors. The data from the December 1959 survey, may differ from data derived from other sources because of the special procedures employed in the Components of Inventory Change program. (See discussion of new construction in sections on "Components of change" and "Sample design" in this report and in Part 1A of Volume IV.)

#### CONDITION AND PLUMBING FACILITIES

Both the condition of a dwelling unit and the type of plumbing facilities are considered measures of the quality of housing. Categories representing various levels of housing quality have been established by presenting the items in combination.

To measure condition, the enumerator classified each dwelling unit in one of two categories: Not dilapidated or dilapidated. The plumbing facilities that are combined with condition are: Water supply, toilet facilities, and bathing facilities.

Condition. -- The enumerator determined the condition of the dwelling unit by observation, on the basis of specified criteria related to the extent or degree of visible defects. The types of defects the enumerator was to look for are associated with weather tightness, extent of disrepair, hazards to the physical safety of the occupants, and inadequate or makeshift construction. These are signs of other structural defects which may be hidden. Defects which would be revealed only by a more careful inspection than is possible during a census, such as the presence of dampness or infestation, inadequate wiring, and rotted beams, are not included in the criteria for determining the condition of a unit.

Dilapidated housing does not provide safe and adequate shelter and in its present condition endangers the health, safety, or well-being of the occupants. Such housing has (a) one or more critical defects; or (b) has a combination of minor defects in sufficient number or extent to require considerable repair or rebuilding; or (c) is of inadequate original

construction. The defects are either so critical or so widespread that the dwelling unit is below the generally accepted minimum standard for housing and should be torn down, extensively repaired, or rebuilt.

A critical defect is serious enough in itself to warrant classifying a unit as dilapidated. Examples of critical defects are: Holes, open cracks, or rotted, loose, or missing material (clapboard siding, shingles, bricks, concrete, tile, plaster, or floorboards) over a considerable area of the foundation, outside walls, roof, chimney, or inside walls, floors, or ceilings; substantial sagging of floors, walls, or roof; and extensive damage by storm, fire, or flood.

To be classified as dilapidated on the basis of minor defects, a dwelling unit must have such defects in sufficient number or extent that it no longer provides safe and adequate shelter. No set number of minor defects is required. Examples of minor defects are: Holes, open cracks, rotted, loose, or missing material in the foundation, walls, roof, floors, or ceilings but not over a considerable area; shaky or unsafe porch, steps, or railings; several broken or missing windowpanes; some rotted or loose window frames or sashes that are no longer rainproof or windproof; broken or loose stair treads, or broken, loose, or missing risers, balusters, or railings of inside or outside stairs; deep wear on doorsills, doorframes, outside or inside steps or floors; and damaged, unsafe, or makeshift chimney such as a stovepipe or other uninsulated pipe leading directly from the stove to the outside through a hole in the roof, wall, or window. Such defects are signs of neglect which lead to serious structural deterioration or damage if not corrected.

Inadequate original construction includes: Shacks, buts, or tents; structures with makeshift walls or roofs, or built of packing boxes, scrap lumber or tin; structures lacking foundations (walls rest directly on the ground); structures with dirt floors; and cellars, sheds, barns, garages, or other places not originally intended for living quarters and inadequately converted to such use. Such units are classified as dilapidated.

The enumerator was instructed to judge each unit on the basis of its own characteristics, regardless of the neighborhood, age of the structure, or the race or color of the occupants. He was cautioned, for example, that although lack of paint is only a slight defect, this and other signs of neglect are warnings to look closely for more serious defects. Also, exterior covering may improve the appearance of a structure but not its condition, and the sturdiness of brick or other masonry walls can be misleading if there are defects in other parts of the structure.

The enumerator was provided with detailed oral and written instructions and with visual aids. A filmstrip of photographs depicted various types of defects and a recorded narrative explained how to determine the classification of condition on the basis of these defects. Nevertheless, it was not possible to achieve uniform results in applying the criteria for determining the condition of a unit. Data on condition for large areas, which are based on the work of a number of enumerators, tend to have a smaller margin of relative error than data for small areas, which depend on the work of only a few enumerators.

The concept, definition, and training materials used in the December 1959 survey were the same as those used in the 1956 survey. In the April 1960 Census, three levels of condition are reported: Sound, deteriorating, and dilapidated. The 1959 "dilapidated" and the 1960 "dilapidated" are considered comparable categories since the same basic concept of dilapidation was used; and the 1959 category "not dilapidated" is considered comparable with the 1960 categories "sound" and "deteriorating" combined. It is possible, however, that the change in categories introduced an element of difference between the 1959 and 1960 statistics.

Plumbing facilities.--The category "with all plumbing facilities" consists of units which have piped hot and cold

water inside the structure, and flush toilet and bathtub (or shower) inside the structure for the exclusive use of the occupants of the unit.

Units "lacking only hot water" have all the facilities except hot water. Units "lacking other plumbing facilities" may (or may not) have hot water but lack one or more of the other specified facilities. Also included in this category are units having no piped water inside the structure and units whose occupants share toilet or bathing facilities with the occupants of another dwelling unit. The combination of "lacking only hot water" and "lacking other plumbing facilities" is presented as "lacking some or all facilities" in some of the tables.

Facilities are "for exclusive use" if they are used only by the occupants of the one dwelling unit, including lodgers or other unrelated persons living in the dwelling unit. Facilities are considered "inside the structure" if they are located in the same structure as the dwelling unit; they may be located within the dwelling unit itself, or in a hallway, basement, or room used by occupants of several units. A unit has "hot" water whether hot water is available the year round or only part of the time; for example, it may be supplied only at certain times of the day, week, or year.

The same concepts were used in the April 1960 Census and in the 1956 survey. The 1959 category "with all plumbing facilities" is equivalent to the 1956 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1956 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1956 combination of "with running water, lacking private toilet or bath" and "no running water."

Bathroom.--A dwelling unit has a complete bathroom if it has a flush toilet and bathtub (or shower) for the exclusive use of the occupants of the unit and also has piped hot water. The facilities must be located inside the structure but need not be in the same room. Units with two or more complete bathrooms and units with a partial bathroom in addition to a complete bathroom are included in the category "more than l." Units which lack one or more of the specified facilities are included in the category "shared or none" together with units which share bathroom facilities.

This same concept was used in the April 1960 Census. In 1956, however, no data on the number of bathrooms were provided although data were presented on the number of units with both private flush toilet and bathtub (or shower) and hot running water.

#### FINANCIAL CHARACTERISTICS

Value.--Value is the respondent's estimate of how much the property would sell for on the current market. Value data are restricted to owner-occupied units having only one dwelling unit in the property and no business. A business for this purpose is defined as a clearly recognizable commercial establishment such as a restaurant, store, or filling station. Units in multiunit structures and trailers were excluded from the tabulations; and in rural territory units on farms and all units on places of 10 acres or more (whether farm or nonfarm units) were excluded. The values of such units are not provided because of variation in the use and size of the property.

A property generally consists of the house and the land on which it stands. The estimated value of the entire property, including the land, was to be reported, even if the occupant owned the house but not the land, or the property was owned jointly with another owner.

The median value of dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the cases falling below this value and one-half the cases exceeding this value. In the computation of the median, the lower limit of a class interval was assumed to stand at the beginning of the value group and the upper limit at the beginning of the successive value group. Medians were rounded to the nearest

hundred dollars. In some instances, the medians were computed on the basis of more detailed tabulation groups than are shown in the tables.

The definition of value and the restriction on the type of units for which value data are presented are the same as for the April 1960 Census. In 1956 also, these same concepts were used with a minor exception—the 1956 data excluded values for farm units in rural areas but included nonfarm units on places of 10 acres or more.

In table 6, the 1959 value is cross-tabulated by the 1956 value for "same" units. The shift in values between 1956 and 1959 may reflect differences in condition, equipment, or alterations, as well as changes in price level. The comparison is restricted to owner-occupied nonfarm units with only one dwelling unit in the property and no business. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as trailer, renter-occupied, or vacant units, or were classified as owner-occupied units with more than one unit in the property, with business, on a farm, or on a place of 10 or more acres in rural territory. The comparable category in the stub comprises units whose 1956 classification was trailer; renter occupied; vacant; or owner occupied with more than one unit in the property, with business, or on a farm.

Contract rent. -- Contract rent is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included. If the rent includes payment for a business unit or additional dwelling units, an estimate of the rent for the dwelling unit being enumerated is reported. Rent paid by lodgers or roomers is disregarded if they are members of the household. The data exclude rents for farm units in rural territory.

The median rent is the theoretical rent which divides the distribution into two equal parts--one-half the cases falling below this rent and one-half the cases exceeding this rent. Renter-occupied units for which "no cash rent" is paid are excluded from the computation of the median. Medians were rounded to the nearest whole dollar.

These same concepts were used in the April 1960 Census, as well as in the 1956 survey.

Gross rent. -- The computed rent termed 'gross rent' is the contract rent plus the average monthly cost of utilities (water, electricity, gas) and fuels such as wood, coal, and oil if these items are paid for by the renter. Thus, gross rent eliminates differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment. If the utility or fuel bill covered a business unit or additional dwelling units, an amount was to be reported for the one dwelling unit being enumerated. Rent data exclude rents for farm units in rural territory.

The median gross rent was computed in the same manner as the median contract rent. In the computation, the lower limit of a class interval was assumed to stand at the beginning of the rent group and the upper limit at the beginning of the successive rent group. In some instances, it was computed on the basis of more tabulation groups than are shown in the tables. Medians were rounded to the nearest whole dollar. Renter-occupied units for which "no cash rent" is paid are shown separately in the tables and are excluded from the computation of the median.

The same concept and restriction on the type of units for which gross rent is presented were used for the April 1960 Census. For the 1956 data in tables 3 and 7, this same procedure was followed. For the 1956 data in table 1, however, an additional adjustment was made to gross rent; if the use of furniture was included in the contract rent, the reported estimated rent of the unit without furniture was used in the computation.

In table 7, the 1959 gross rent is cross-tabulated by the 1956 gross rent for "same" units. The shift in rents may reflect differences in facilities, services, or condition, as well as changes in the level of rents. Changes reflected by

these data are not comparable with changes in rents obtained by the Bureau ef Labor Statistics for its Consumer Price Index. The data compiled by the Bureau of Labor Statistics represent changes in rent for essentially identical units with identical services and facilities. The comparison in table 7 is restricted to renter-occupied nonfarm units. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as owner-occupied, renter-occupied farm, or vacant units. The comparable category in the stub comprises units whose 1956 classification was one of these types.

#### HOUSEHOLD CHARACTERISTICS

Household characteristics are based on information reported for each member of the household. Each person was listed by name, and information was recorded on age and relationship to head. Information for similar items was recorded for each household member in the 1960 Census of Population and in the 1965 survey.

Household.--A household consists of all the persons who occupy a dwelling unit. By definition, therefore, the count of occupied dwelling units would be the same as the count of households.

Head of household. The head of the household is the person considered to be the head by the household members. However, if a married woman living with her husband is reported as the head, her husband is classified as the head for the purpose of census tabulations.

Household composition. -- Each household in the group "male head, wife present, no nonrelatives" consists of the head, his wife, and other persons, if any, all of whom are related to him. A household was classified in this category if both the husband and wife were reported as members of the household even though one or both were temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes households with male head, wife present, with nonrelatives living with them; male head who is married, but with wife absent because of separation or other reason where husband and wife maintain separate residences for several months or more; and male head who is widowed, divorced, or single. "Female head" comprises all female heads regardless of their marital status. Included are female heads without a spouse and female heads whose husbands are living

away from their families, as for example, husbands in the Armed Forces living on military installations.

Comparable data on household composition are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing. The categories differ, however, in that one-person households in the 1960 report are shown separately and are not included in the categories "other male head" and "female head."

Categories similar to the 1959 categories are available from the 1956 National Housing Inventory, Volume III, Characteristics of the 1956 Inventory.

Presence of nonrelatives. -- A nonrelative of the head is any member of the household who is not related to the household head by blood, marriage, or adoption. Lodgers (roomers, partners, wards, and foster children) and resident employees are included in this category.

Similar data are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing, under "Type of household." Comparable data are not available from the 1956 survey reports.

Own children. -- An "own child" is defined as a son, daughter, stepchild, or adopted child of the head. The category "under 6 years only" relates to households with own children 5 years old and younger and no own children 6 to 17 years inclusive. Similarly, the category "6 to 17 years only" relates to households with own children 6 to 17 years and no own children under 6. Units in the category "both age groups" have at least one own child in each of the two age groups.

Some data on own children are presented in the population reports of the 1960 Census of Population. Similar data are not presented in the 1956 reports.

Persons 65 years and over.—All persons, including the head, who are members of the household and are 65 years old and over are included in the count of persons 65 years and over. The statistics are presented in terms of the number of occupied units having 0, 1, 2, or 3 or more such persons. Though the total number of persons 65 years old and over cannot be derived from the distribution, the number can probably be closely estimated; units with 3 or more persons 65 and over will seldom have more than 3 such persons.

Selected data on characteristics of housing occupied by persons 60 years old and over are available from the April 1960 Census of Housing, Volume VII, Housing of Senior Citizens. No comparable data are available from the 1956 survey.

#### COLLECTION AND PROCESSING OF DATA

The collection and processing of data in the December 1959 Components of Inventory Change survey differed in several important respects from the procedures used in other parts of the 1960 Census program. The December 1959 survey was designed to provide estimates of the components of change for both the 1957 to 1959 and 1950 to 1959 periods. A brief description of the procedures used to produce the 1957 to 1959 data is given below; the procedures used to produce the 1950 to 1959 data are described in Part 1A of Volume IV. A detailed description of the forms and procedures used in the collection of the data is given in a report entitled Survey of Components of Change and Residential Finance of the United States Census of Housing, 1960: Principal Data-Collection Forms and Procedures. Further detail on procedures will appearing report entitled Eighteenth Decemnial Census: Procedural History.

#### COLLECTION OF DATA

Survey design.--The December 1959 survey was designed to utilize, whenever possible, the sampling materials and information from the 1956 National Housing Inventory (NHI). In the

NHI and in the December 1959 survey, data were collected for dwelling units located in a sample of clusters or land area segments representative of the area. The 1959 sample consisted, in large part, of segments that were used also in the 1956 survey. As described in "Sample design," the 1959 survey used additional segments to reflect new construction.

Timing.-December 1959 is the survey date for the Components of Inventory Change survey, and the statistics may be regarded as applying to that date. Some of the enumeration however, began in late October 1959 and some extended into early 1960. Information reported by the snumerator reflected the situation at the time of enumeration.

Survey techniques.--Three basic survey techniques were used to obtain measures of the number of dwelling units by components of change. The estimates of the 1957 to 1959 components for units that were not added to the inventory, that is, units existing in 1956, depend on the first two techniques which were used for segments that were enumerated in the 1956 NHI. Estimates of 1957 to 1959 components representing additions to the 1956 inventory are obtained from the first technique plus a

combination of the second and third techniques. The third technique was used for segments not in the NHI and constituted only a small part of the sample.

- 1. This technique was designed to obtain estimates of new construction units and other additions, conversions, mergers, demolitions and other losses, and units which were "same" in 1956 and 1959. In this procedure, the enumerator was supplied with a map of the sample segment and a copy of the 1956 records. The enumerator listed each dwelling unit existing in the segment at the time of enumeration and compared it directly with the 1956 survey returns. On the basis of this comparison and from information supplied by the respondent, the enumerator reported the status of each unit in relation to the situation in 1956. At the same time, the enumerator accounted for all dwelling units that existed in the segment in 1956 according to the NHI records. Thus, the enumerator reported whether the 1956 unit was the same, was involved in a conversion or merger, or whether it was a loss, e.g., had been demolished, had changed to nonresidential use, had moved from site, had changed to quasi-unit quarters, had become vacant and unfit for human habitation, or was otherwise lost from the inventory.
- 2. This technique was designed to measure conversions, mergers, demolitions and other losses and units which were "same" in 1956 and 1959. In this procedure the enumerator was supplied with a copy of the 1956 records for the segment. The enumerator compared the 1956 survey returns for each unit in the segment and reported the situation in 1959. Thus the enumerator reported whether the 1956 unit was the same or was involved in a conversion or merger or whether it was lost from the inventory by demolition or other means. In some instances, the 1956 records were not available or the enumerator could not match the units because of incomplete identification given in 1956. In these cases, information as to whether any change had occurred was obtained by direct inquiry of the present occupants or informed neighbors.
- 3. This technique was designed to measure units newly constructed or added from other sources since 1950 and, in conjunction with information for segments which were enumerated using the second technique, was used to produce estimates of new construction and other additions for 1957 to 1959 (see estimation procedure). The enumerator was supplied with a map of the segment and the 1950 Census returns for the enumeration district containing the segment. The enumerator listed each dwelling unit existing at the time of enumeration and compared it directly with the 1950 Census returns. On the basis of this comparison and information supplied by the respondent, the enumerator reported the status of each unit in relation to 1950.

The above three techniques describe the procedures used to obtain measures of the counts of units by components of change. The enumerator may have been required to apply more than one of the techniques in a given segment. For characteristics of dwelling units (tenure, condition and plumbing facilities, number of rooms, etc.), a subsample of units was selected. The particular method of selection depended on the survey technique used in the individual segment for measuring the counts of the components of change and is described in "Sample design."

Data collection forms.--Several basic forms were used for collecting data in the December 1959 survey and for transcribing data from the 1956 survey records. Most of the forms were of the conventional type, on which the enumerator recorded information by marking a precoded check box or writing in numerical answers or word entries. The form that was used for recording characteristics of units in the subsample was a FOSDIC schedule on which the enumerator recorded information by marking appropriate circles.

Enumeration procedure .-- As described above under "Survey techniques, the determination of the component of change utilized the information recorded by the NHI enumerator in 1956 or the census enumerator in 1950. For segments which were in the 1956 NHI survey, the 1959 enumerator listed each dwelling unit existing in the segment and reported its status (same, conver. sion, merger, new construction, or other addition) after referring to the 1956 records. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1956 enumerator in 1956. The enumerator also reported the status of the 1956 unit (same, conversion, merger, demolition, or other loss). For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1956 records showed two dwelling units, one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1956 units had been merged and the one 1959 unit was the result of the merger. Or if the respondent reported that the unit was built in 1958, the enumerator referred to the 1956 records to verify that the unit had not been enumerated in 1956 before reporting it as new construction.

If house numbers or street names had changed since 1956, the enumerator had to identify, from the 1956 records, the specific unit he was enumerating in 1959. If a house had been demolished and a new one constructed on the same site with the same address, the enumerator was to report "new construction," rather than "same," for purposes of the 1959 inventory and "demolished" for purposes of the 1956 inventory.

In some instances, particularly in rural areas, the enumerator could not identify the unit because of incomplete address or other designation in the 1956 records. In such cases, he determined the 1957 to 1959 comparison through inquiry of the present occupants or informed neighbors.

For segments which were not in the 1956 NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1950 Census records. These segments were used in developing the estimates of new construction and other additions (see "Sample desigh").

Information on the 1959 characteristics of the components of change was obtained by direct interview with the occupants. For vacant units, information was obtained from owners, landlords, neighbors, or other persons presumed to know about the unit.

In a small percentage of cases, interviews for characteristics of the components of change were incomplete because the occupants were not found at home despite repeated calls or were not available for some other reason. A similar situation did not hold for the basic measures of components of change; the required information was obtained in virtually all cases.

Training and field review.--The enumerators were given detailed training and their work was reviewed. In addition to written instructions, many audio-visual aids were used. During the training, the enumerators used a workbook which contained practice exercises and illustrations. In the initial phases of their work, the enumerators were given on-the-spot training by supervisory or technical personnel. This was followed by a series of regularly scheduled field reviews of the enumerator's work by his crew leader or supervisor. The operation was designed to assure at an early stage that the enumerator was performing his duties properly and had corrected any errors he had made. When the quality of an enumerator's work was established as acceptable, the extent of the review was reduced and a minimum review of all questionnaires was retained.

#### PROCESSING OF DATA

Mechanical processing...Both conventional and electronic tabulating equipment were used in the editing, coding, and tabulating of the data. In addition, a limited amount of editing and coding was performed as a clerical operation.

To process the data, schedules were sent to the central processing office in Jeffersonville, Indiana, where the manual

<sup>&</sup>lt;sup>2</sup> An enumeration district is an area assigned to one enumerator in the decennial census for purposes of canvassing; in most cases an enumeration district contains approximately 250 dwelling units.

editing and coding were accomplished, the FOSDIC schedules were microfilmed and a card was punched for each unit enumerated on the conventional-type schedules. In Washington, D.C., the markings on the microfilm of the FOSDIC schedules were converted to signals on magnetic tape by FOSDIC (Film Optical Sensing Device for Input to Computers). The tape was processed by an electronic computer which did some further editing and coding and tabulated the data. Data on the punchcards were processed partly by conventional and partly by electronic equipment. The April 1960 Census used FOSDIC schedules and electronic equipment.

Editing.--In a large statistical operation, human and mechanical errors occasionally arise in one form or another, such as failure to obtain or record the required information, recording information in the wrong place, misreading position markings, and mechanical failure of the processing equipment. Inconsistencies and nonresponses were eliminated partly in the manual edit and partly by mechanical equipment. Intensive effort was made to keep errors to a practicable minimum.

For the component-of-change classification, most of the editing was performed manually. The edit included an independent clerical comparison with the 1956 NHI records (and with the 1950 Census records for segments not in the NHI) to verify the assigned classification.

For characteristics of the components of change, the editing and coding, for the most part, were accomplished by mechanical equipment. When information was missing, an entry was assigned based on related information reported for the unit or on information reported for a similar unit. For example, if tenure for an occupied unit was omitted but a rental amount was reported, tenure was automatically edited as "rented." For a few items, including condition of a unit, if the 1959 information was not reported and if the unit was classified as "same," the entry reported in 1956 (or in 1950) was assigned in 1959. For value and rent data in some of the tables, a "not reported" category was retained.

#### ACCURACY OF DATA

As in any sample survey, the results are subject to sampling variability, errors in the field work, and errors that occur in processing and tabulating. Aside from variation due to sampling (see "Sampling variability"), such errors also occur in a complete enumeration.

There are several possible sources of errors. Some enumerators may have missed occasional dwelling units in their segments or they may have misread the segment boundaries from the map. They may not have asked the questions in the prescribed fashion, resulting in lack of uniformity in the statistics. The initial training and field review early in the enumeration corrected some of the errors arising from misunderstandings by the enumerator.

The data also are limited by the extent of the respondent's knowledge and his willingness to report accurately. For some units, information could not be obtained because of the temporary absence of the occupants and it was necessary to interview a neighbor or other informed respondent. Editing and coding in the processing operations are subject to some inaccuracies.

Figures from the 100-percent tabulations of the 1950 Census were used to obtain factors for the final estimates of some of the components (see "Estimation procedure"). The estimation procedure tended to improve the sampling variability of the estimates and, in some cases, to reduce biases resulting from underenumeration or overenumeration of dwelling units as well as noninterviews. The census figures also are subject to some small degree of error, as was revealed in the Post-Enumeration Survey: 1950, Bureau of the Census, Technical Paper No. 4, Washington, D.C., 1960.)

Careful efforts were made at each step to reduce the effects of errors. However, it is unlikely that the controls were able to eliminate the effects of all of them.

#### SAMPLE DESIGN AND SAMPLING VARIABILITY

#### SAMPLE DESIGN

The sample used for the survey consisted of dwelling units located in clusters or land area segments representative of the area. The sampling materials from the 1956 NHI were used to the extent that they were consistent with the requirements of the December 1959 survey.

Prior to the start of the December 1959 survey. a "new construction" universe was established. This universe consisted of areas in which extensive new construction had occurred since 1956. The sample in 1959 consisted of segments used in the NHI supplemented by segments selected from the separate universe of new construction since the 1956 survey. Segments selected from the new construction universe (which were not in the NHI) were used in combination with the NHI segments that were found to lie within this universe to provide estimates of "new construction" and "other additions" 1957 to 1959 for this universe (see "Estimation procedure"). Typically, about one-half of the new construction units (units built between 1957 and 1959) as estimated in the December 1959 survey were reported in segments in the universe of new construction; the remaining new construction units came from segments not in the new construction universe. The sample in each of the areas consisted of approximately 1,400 segments, of which about 150 were selected from the total 1957 to 1959 universe of new construction units.

The measures of the counts of units by components of change were obtained from the enumeration of all units within the sample of clusters or land area segments, i.e., the "full" sample. The 1959 characteristics of the components were enumerated in a "subsample" of units within the segments. Since a similar subsample had been used in the NHI, the units in that subsample

determined the units in the 1959 subsample. For units added since 1956 in these segments and for all units in segments not in the NHI, the subsample units were selected in a predetermined manner. As the enumerator listed each unit in the segment in the 1959 survey, he obtained the detailed information on characteristics for the subsample cases. The units in the NHI subsample also constituted the subsample for the 1956 characteristics of the components presented in tables 3 to 7.

#### ESTIMATION PROCEDURE

The method of estimation of the final figures for counts of the components of change incorporated a ratio estimation procedure for some of the units. The ratio estimates used information available from the 1950 Census based on the 100-percent enumeration for components arising out of units in existence in 1950 (i.e., units that had existed in 1950 and which were classified for the 1957 to 1959 period as "same," conversions, mergers, additions other than new construction, demolitions, and other losses). This ratio estimate was applied to both the 1956 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, to the 1956 sample estimates for counts of units lost through demolition or other means, and to the 1959 sample estimates for counts of units added through "other sources." For components arising out of units which did not exist in 1950 (for example, "same" units 1957-1959 that had been built during the 1950-1956 period, or "new construction" units 1957-1959), the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

To improve the reliability of the estimates of new construction and other additions in the new construction universe, the segments which were not in the NHI were used to provide counts of new construction and other additions for the 1950 to 1959 period. The NHI segments, lying within the new construction universe, provided counts of 1959 units classified as new construction and other added for the 1950 to 1956 period. By subtracting the 1950-1956 counts of new construction and other additions from the corresponding 1950-1959 counts, estimates of new construction and of other additions were obtained for the 1957 to 1959 period. The remaining 1957 to 1959 estimates of new construction and other additions were obtained from the NHI segments which did not lie within the new construction universe.

The above procedures produced the estimates which are based on the full sample. For statistics based on the subsample, additional ratio estimate factors were used for the characteristics of each of the components of change, and these factors made the total for each component based on the subsample consistent with the total based on the full sample. Estimates of the characteristics of "new construction" units obtained from the new construction universe were based on units classified as "new construction" in the segments not in NHI with year built reported as 1957 to 1959. Similarly, the estimates of characteristics of other additions in the new construction universe were based on units reported as other additions in the segments not in NHI with year of change 1957 to 1959. These estimates combined with the corresponding estimates obtained outside the universe of new construction, were then processed through a ratio estimation procedure, as described above, so that the total of each component based on the subsample was consistent with the total based on the full sample.

All the 1959 data presented in this report and the 1956 data in all tables except table 1 are based on a sample of units used for the 1959 survey. In table 1, the 1956 data are based on the sample used for the 1956 National Housing Inventory.

#### SAMPLING VARIABILITY

Since the estimates are based on a sample, they may differ somewhat from the figures that would have been obtained if a complete census had been taken, using the same questionnaires, instructions, and enumerators. The standard error is primarily a measure of sampling variability. As calculated for this report, the standard error does not incorporate the effect of random errors of response, processing, or coverage, nor does it take into account the effect of any systematic biases due to these types of errors. The chances are about 2 out of 3 that an estimate from the sample would differ from a complete census by less than the standard error. The chances are about 19 out of 20 that the difference would be less than twice the standard error and 99 out of 100 that it would be less than 2½ times the standard error.

Sample size .-- The full sample for the metropolitan area covered in this report consists of approximately 12,000 dwelling units in 1,400 land area segments; the subsample for this area consists of approximately 3,500 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample used in The 1959 survey; the 1959 data on characteristics in the remainder of the table are based on the subsample. The 1956 data in table 1 are based on the sample used in the 1956 NHI survey; the count of all 1956 units on the first line of table 1 is based on a larger sample than the characteristics of the 1956 units shown in the remainder of the table (see detailed discussion on sampling variability of the NHI data in Volume III, 1956 National Housing Inventory). In tables 2 and 3, the counts by the five components of change, shown on the first line of the tables, are based on the full sample used in the 1959 survey; the data on the characteristics of the components in the remainder of the tables are based on the subsample. In tables 4 to 10 all the data are based on the subsample. The source of the estimates in the various tables is summarized in table I.

Standard error of numbers and percentages. The standard errors may be obtained by using table I in conjunction with tables II and III for absolute numbers and with table IV for percentages. In order to derive standard errors which could be applied to the wide variety of dwelling units covered in this report and which could be prepared at moderate cost, a number of approximations were required. As a result, tables III and IV are to be interpreted as providing an indication of the order of magnitude of the standard errors rather than as the precise standard error for any specific item.

The standard errors in table II apply to counts of dwelling units by components of change, that is, the estimates of the number of dwelling units based on the full sample. The standard errors in table III are to be used for the 1956 and 1959 characteristics of the components of change and for the characteristics of the 1959 inventory, that is, the estimates based on the subsample.

Table I .-- SOURCE OF TABULATIONS

Table and item	Source
Table 1, 1959 data: Counts of all dwelling units	1959 full sample. 1959 subsample.
Table 1, 1956 NHI data: Counts of all dwelling units	1956 full sample, 1 1956 subsample, 1
Table 2, 1959 data: Counts of all dwelling units	1959 full sample, 1959 subsample.
Table 3, 1956 data: Counts of all dwelling units	1959 full sample, 1959 subsample,
Tables 4 to 7, 1956 and 1959 data	1959 subsample.
Tables 8 to 10, 1959 data	1959 subsample.

 $<sup>^1</sup>$  See discussion on sampling variability of NHI data in Volume III,  $\underline{\rm 1956~Na-tional~Housing~Inventory.}$ 

Table II.--STANDARD ERROR OF COUNTS OF COMPONENTS OF CHANGE
(Applicable to estimates in tables A, B, and C)

Subject	Estimated number (based on full sample)	Standard error
1959 INVENTORY		
All dwelling units	2,285,700	61,000
Same units, 1956 and 1959	2,034,700	45,000
Conversion Merger Units added through	12,300 5,200	3,600 1,100
New construction	210,500 23,000	25,000 10,000
1956 INVENTORY		
Units changed by Conversion. Merger Units lost through Demolition. Other means.	6,000 10,400 20,100 46,100	1,300 2,500 2,700 6,400
NET CHANGE		
Total	168,400	28,000
Units added through— Conversion. New construction. Other sources. Total added	6,300 210,500 23,000 239,700	1,300 25,000 10,000 27,000
Units lost through— Merger Demolition Other means	5,200 20,100 46,100	1,100 2,700 6,400
Total lost	71,300	7,00

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The standard errors shown are not directly applicable to differences between two sample estimates. The standard error of a difference is approximately the square root of the sum of the squares of each standard error considered separately. This formula will represent the actual standard error quite accurately for the difference between separate and uncorrelated characteristics. If, however, there is a high positive correlation between the two characteristics, this formula will overestimate the true standard error. If the correlation is negative, the formula will underestimate the true standard error.

For "same" units in tables 4 to 7, change in an item from 1956 to 1959 is also subject to sampling variability. An approximation of the standard error of the change obtained by using the sample data for both years can be derived by considering

Table III.—STANDARD ERROR OF CHARACTERISTICS OF COMPONENTS OF CHANGE
(Based on subsample)

Estimated number	Standard error	Estimated number	Standard error
5,000	10,500	100,000. 250,000. 500,000. 1,000,000. 2,000,000.	14,500 22,500 31,500 43,500 62,000

Table IV.--STANDARD ERROR OF PERCENTAGES OF CHARACTERISTICS
(Based on subsample)

	Base of percentage									
Estimated percentage	25,000	100,000	250,000	1,000,000	2,286,000					
2 or 98	4.0 7.1 9.5 13.2 15.0	2.2 3.4 4.6 6.5 7.5	1,4 2,0 2,8 4,0 4,5	0.7 1.0 1.4 2.0 2.5	0.4 0.7 0.9 1.3 1.5					

the change as an estimate and obtaining the standard error of an estimate of this size from table III. For example, if the number of owner-occupied units is shown in the upper portion of table 4 as 1,159,700 in 1956 and as 1,154,800 in 1959, the standard error of the 4,900 change is read from table III.

The reliability of an estimated percentage depends on both the size of the percentage and the size of the total on which the percentage is based. Table IV contains approximations of such standard errors. This table may be applied to percentage distributions of characteristics of dwelling units.

Standard error of medians .-- The sampling variability of the medians presented in certain tables (median number of persons, number of rooms, value of property, contract rent, and gross rent) depends on the size of the base and on the distribution on which the median is based. An approximate method for measuring the reliability of an estimated median is to determine an interval about the estimated median, such that there is a stated degree of confidence that the true median lies within the interval. As the first step in estimating the upper and lower limits of the interval about the median (that is, the confidence limits), compute one-half the number reporting (designated N/2) the characteristic on which the median is based. By the method described above for determining the standard error of an estimated number, compute the standard error of N/2. Subtract this standard error from N/2. Cumulate the frequencies (in the table on which the median is based) up to the interval containing the difference between N/2 and its standard error, and by linear interpolation obtain a value corresponding to this number. In a similar manner, add the standard error to N/2, cumulate the frequencies in the table, and obtain a value corresponding to the sum of N/2 and its standard error. The chances are about 2 out of 3 that the median would lie between these two values. The range for 19 chances out of 20 and for 99 in 100 can be computed in a similar manner by multiplying the standard error by the appropriate factors before subtracting from and adding to one-half the number reporting the characteristic. Interpolation to obtain the values corresponding to these numbers gives the confidence limits for the median.

## SUMMARY OF FINDINGS

Between December 1956 and December 1959, there was a net gain of 168,400 dwelling units (8 percent) in the Los Angeles-Long Beach SMSA. During this period, the number of dwelling units increased from 2,117,300 units to 2,285,700 units. The proportion of units that were not dilapidated with all plumbing facilities, the rate of owner occupancy, median number of persons, and median number of rooms were at approximately the same level in 1956 and 1959. The median gross rent for renter-occupied units was \$68 in 1956 and \$77 in 1959. The median value of owner-occupied properties rose from \$14,300 to \$16.500.

Additional data on characteristics of the 1959 and 1956 inventories and changes since 1956 are presented in tables 1 to 10. The counts and characteristics of the 1957 to 1959 components of change are summarized in tables A to D. (For components of change statistics for the 1950 to 1959 period, see 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A-7, 1950-1959 Components, and Part 1B-7, Inventory Characteristics.)

Table A.--SOURCE OF THE 1959 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1959	2,285,700	100.0
Same units, 1956 and 1959	2,034,700	89.0
Units changed by Conversion Merger	12,300 5,200	0.6 0.2
Units added through- New construction Other sources	210,500 23,000	9,2 1,0

Basic measures of change.—Table A, which describes the source of the 1959 inventory, shows that approximately 2,034,700 units, or 89 percent of the dwelling units in the Los Angeles-Long Beach area in December 1959 consisted of "same" units, that is, units which existed in 1956 and which were reported as essentially unchanged in 1959. The remaining 11 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

\*New construction\* during the period 1957-1959 represented the largest source of housing added since 1956. Approximately 210,500 units, amounting to 9 percent of the 1959 inventory, were built during the 3-year period and were still in existence in 1959. About 23,000 units (1 percent) were added to the 1956 inventory through other sources, that is, were changed from nonresidential space, rooming houses, or transient accommodations, or were moved to site.

In addition, there were 12,300 converted units in the inventory in 1959 (table A) which had been produced by dividing 6,000 units that existed in 1956 (table B). Generally, two units were created from one. Merged units in 1959 amounted to about 5,200 units (table A). These were produced by combining an estimated 10,400 units that existed in 1956 (table B). Units involved in conversions and mergers represented 1 percent of the 1959 inventory.

Table B, which describes the disposition of the 1956 inventory, shows that the 2,034,700 "same" units represented about 96 percent of the 1956 inventory. Approximately 20,100 units, or 1 percent of the 1956 inventory, were demolished before 1959 and 46,100 units (around 2 percent) were lost through other means, that is, were destroyed by fire or flood, became unfit for human habitation, were changed to nonresidential uses, rooming houses, or transient accommodations, or were moved from site. The remaining units in the 1956 inventory (1 percent) were involved in conversion or merger during the 3-year period.

Table B.--DISPOSITION OF THE 1956 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1956	2,117,300	100.0
Same units, 1956 and 1959	2,034,700	96,1
Units changed by Conversion Merger	6,000 10,400	0,3
Units lost through— Demolition Other means	20,100 46,100	0,9

Net change. The figures in table C which summarize net changes in the housing inventory, are derived from tables A and B. New construction, conversion, and other sources added about 239,700 dwelling units to the 1956 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 71,300 dwelling units from the 1956 inventory. Thus, for every three units that were added to the inventory since 1956, one unit of the existing supply was removed. The resulting net increase of 168,400 units represents an average annual gain of approximately 56,000 units over the period of 3 years. For the 9 3/4-year period (April 1950 to December 1959) covered in Part 1A of Volume IV, the average annual gain was 83,000 units.

Table C.--MET CHANGES IN THE HOUSING INVENTORY: 1956 TO 1959 (Based on sample)

Subject	Number		
INVENTORY, 1959 AND 1956			
All dwelling units: December 1959  December 1956	2,285,700 2,117,300		
NET CHANGE			
Total Percent	168,40 8.		
Units added through Conversion. New construction. Other sources.	6,300 210,500 23,000		
Total added	239,700		
Units lost through Merger Demolition. Other means.	5,200 20,100 46,100		
Total lost	71,30		

¹ The figure for the 1956 inventory is based on the December 1959 sample and may differ, therefore, from the 1956 figure in table 1 which was transcribed from the 1956 National Housing Inventory report.

Characteristics of units created or removed.--Table D summarizes selected characteristics of "new construction" units, "same" units, and those removed from the inventory through "demolition." A comparison of the characteristics of new units constructed in the 3-year period, 1957 to 1959, with those built in the 9 3/4-year period, April 1950 to December 1959, indicates possible differences between units built in the early part of the decade and those constructed later. (Characteristics of "new construction" for the 1950 to 1959 period are presented in Parts 1A and 1B of Volume IV.)

About one-half (54 percent) of the occupied newer units (1957-1959 "new construction") were occupied by owners in 1959 and the median value was \$20,500. Approximately two-fifths of the newer units were in multiunit structures (2 or more units in structure) and the median number of rooms was 4.4. Available vacant units (for rent or for sale) accounted for about 12 percent of all the newer units. As shown in the Part 1A report, about seven-tenths of the occupied units that were constructed during the 1950-1959 period were occupied by owners and the median value was \$17,100. Around one-fourth of the units built 1950 to 1959 were in multiunit structures and the median number of rooms was 4.9; approximately 5 percent were vacant units available for rent or for sale.

Additional characteristics of "new construction" units for the 1957-1959 period are given in table 1 and tables 8 to 10; data for units added to the inventory from other sources are shown in table 2.

Units that were demolished or otherwise lost from the inventory as well as units involved in conversion or merger also affected the characteristics of the housing supply, although the overall effect may be limited because of the small numbers involved. Characteristics of these components are given in tables 2 and 3.

Table D.--SUMMARY CHARACTERISTICS OF SELECTED COMPONENTS OF CHANGE: 1959 AND 1956

(Based on sample. Median not shown where base is insufficient; see text)

	19	59	1956 <sup>1</sup>				
Subject	Subject New con- struction Same						
Total number of units	210,500	2,034,700	·	2,034,700			
Not dilapidated, with all facilities Percent of total	209,800 99.7	1,984,100 97.5	15,800 78.8	1,950,900 98.1			
With 1.01 or more persons per room  Percent of occupied  Owner occupied  Percent of occupied	22,900 12.7 97,500 54.0	168,700 8.7 1,181,100 60,9	6,200 39,4 5,200 32,7	8.0 1,159,700			
Median: Number of rooms Number of persons	4.4 3.1	4.7 2.6	4.1 3.8	4.7 2.7			
Value	\$20,500 \$104 \$97	\$16,400 \$75 \$69		\$14,600 \$71 \$66			

<sup>1</sup> Data on characteristics based on units with 1956 records available.

Characteristics of same units .-- Information on "same" units is of special interest because it casts light on the utilization and quality of given awelling units over the 3-year period. Tables 4 to 7. in which the 1956 characteristics are cross-tabulated by the 1959 characteristics, permit an examination of shifts in tenure and color, condition and plumbing facilities, values, and rents. The cross-tabulations in the upper portions of tables 4 to 7 are presented for all "same" units 1957-1959, regardless of their status for the prior period (1950 to 1956) covered in the 1956 National Housing Inventory. Thus, units constructed or added from other sources or those converted or merged during 1958-1956 which were "same" for the 1957-1959 period, as well as units which were "same" 1950-1956 and which remained "same" for the 1957-1959 period, are presented in the upper portions of these tables. The lower portions of these tables are restricted to units which were "same" 1957-1959 and which were also "same" for the 1950-1956 period. For the most part, differences between the two portions reflect changes between the newer and older units reported as "same" for the 1957-1959 period. For example, the upper portion of table 4 shows that 37,600 units which had been occupied by white households in 1956 shifted to nonwhite occupancy by 1959, and 18,200 shifted in the opposite direction. The lower portion of this table indicates that nearly all of the changes in color during the 1957-1959 period occurred in the older units ("same" in 1950, 1956, and 1959).

The upper portion of table 4 shows that, although there were individual shifts in tenure among all "same" units 1957-1959, the overall rates were at about the same level in 1956 and 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. Approximately 14,200 units were upgraded from lacking some or all facilities or dilapidated to not dilapidated with all facilities by 1959; around 25,100 shifted in the opposite direction. However, the overall quality was at nearly the same level in both years.

The cross-tabulations of 1956 and 1959 rents and values (tables 6 and 7) illustrate rent and value changes for "same" units during the 1957-1959 period. The median gross rent for all "same" units which were renter occupied in 1956 and 1959 (and for which rent was reported in both periods) was \$69 in 1956 and \$71 in 1959. The data on value of owner-occupied properties showed an overall increase. The median value for all "same" units which were occupied by owners in 1956 and 1959 (and for which value was reported in both periods) increased about 11 percent--from \$14,800 to \$16,600.

The characteristics presented in tables 3 to 7 are based on units for which the 1956 records were available. For approximately 2 percent of the units reported as "same," the 1956 characteristics were not available or the 1956 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3 to 7 tend to be underestimates. The percentages, however, would not be affected if the units with no 1956 data are distributed in the same manner as the units for which the 1956 data are available.

### LOS ANGELES-LONG BEACH

#### CALIFORNIA

#### STANDARD METROPOLITAN STATISTICAL AREA

All the data in this report apply to the SMSA as shown on the map, defined for the 1956 National Housing Inventory; the SMSA comprises Los Angeles and Orange Counties in California.

The boundaries of the 1956 area are the same as the boundaries of the 1959 SMSA covered in Parts 1A and 1B of Volume IV. The 1956 boundaries are also the same as the 1960 boundaries.

#### Los Angeles-Long Beach SMSA

# $T_{2}ble$ 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1956

[Based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (+) after number indicates median above or below that number]

Í		Decembe	r 1959	[	December total				Decembe	r 1959	ſ	December total	
Subject	Total		New constr	uction		Per-	Subject	Total		Nev constr	etion		
	Number	Per- cent	Number	Per-	Number	cent		Humber	Per- cent	Number	Per- cent	Number	Per- cent
All dwelling units	2,285,696		210,499		2,131,294		UNITS IN STRUCTURE						
TENURE, COLOR, AND VACANCY STATUS							All unita	2,285,696	1.00,0	210,499	1.00,0	2,131,294	1.00.0
	2,285,696	100.0	210,499	100.0	0.171.00/		1, 2 to 4	1,543,093 336,049	67.5 14.7	111,105	52,8 8,3	1,463,062 322,561	68.6 15.1
All units	2,153,727	94.2	180,598	85.8	2,131,294	100.0 95.8	5 to 19. 20 or more.	276, 236 94, 193	12.1	65,411 5,676	31.1 2.7	21.6,096 86,520	10.1
Owner occupied	1,296,586 1,212,342	56.7 53.0	97,462 96,508	46.3 45.8	1,209,253 1,150,751	56.7 54.0	Trailer	36,125 1,296,586	1.6 100.0	10,898 97,462	5,2	43,015 1,209,253	100.0
Nonwhite	84,244 857,141	3.7 37.5	954 83,136	0.5 39.5	58,502 831,617	2,7 39,0	12 to 4	1,198,618	92.4	84,333 847	86.5	1,106,718	91.
White	762,892 94,249	33,4 4,1	79,895 3,241	38.0 1.5	755,176 76,441	35.4 3.6	5 or more	60,077 10,327 27,564	4.6 0.8 2.1	1,310	1.0 1,3 11,2	64,498 6,855 31,182	0. 2.
Vacant	131,969	5.8	29,901	14.2	90,424	4.2	Renter cocupied	857,141	100.0	83,136	1.00.0	831,617	100. 37.
Available for sale only	15,688 84,894	0.7 3.7	7,755 18,401	3.7 8.7	19,784 34,466	0.9	1, 2 to 4,	291,545 245,859	34.0 28.7	13,855	16.7	31.2,249 233,670	28. 24.
Other,	31,387	1.4	3,745	1.8	36,174	1.7	5 to 19	239,756 49,694	28.0 5.8	52,716 2,212	63.4 2.7	200,064 73,801	B,
CONDITION AND PLUMBING	}						50 or more	21,726 8,561	2.5 1.0	26		11,833	1,
All units	2,285,696	<del> </del>	210,499		2,131,294		Vacant	131,969		29,901		90,424	
Not dilapidated	2,247,594 2,226,568	98.3 97.4	209,791 209,765	99.7 99.7	2,104,824 2,044,188		YPAR STRUCTURE BUILT						
Lacking only hot water Lack'g other plumbing facilities.	2,028	0.1		:::	59,824	2.8	All units	2,285,696	100.0	210,499	100.0	2,131,294	100.
Dilapidated	38,102	1.7	708	j	26,470	} ]	1957 to 1959	210,499	9,2	210,499	100.0	•••	29
Owner occupied		99.4	96,754	99.3	1,205,575	99.7	April 1950 to 1956	604,683 515,518	22.6		:::	632,235 524,427 974,632	24. 45.
With all plumbing facilities Lacking only hot water	512		1	99.3	812	0.1	1939 or earlier	954,996	41.8 100.0	97,462	1.00,0	974,032	1
Lack's other plumbing facilities. Dilapidated	6,961 8,220			0.7	25,350 3,678		1957 to 1959	97,462 445,223	7.5 34.3	97,462	100.0	• • • • • • • • • • • • • • • • • • • •	::
Renter occupied	857,141						1940 to March 1950	344,010 409,891	26.5 31.6		:::	•••	::
Not dilapidated			83,110				Renter occupied	857,141 83,136	100.0		100.0	•••	] ::
Lacking only hot water Lack's other plumbing facilities.	1,516	1.3			29,924	3.6	April 1950 to 1956	137,665	16.1	• • • •		***	
Dilapidated	24,397	ł	}		20,032	1	1939 or earlier	486,581	56.8				
Vacant	131,969		29,901	1	90,424	1	Vacant	131,969		29,901		•••	
BATHROOMS							PERSONS						
All units	2,285,696	100.0	210,49	100,0	····		All occupied units	2,153,727	1		3.00,0	2,040,870	-
More than 1	1,637,03	71.6				: :::	1 person	661,764	30.7	50,887	10.5 28.2	341,406 617,930	30.
Shared or none	21,750	1.2	1	1	1	·  ···	3 persons	365,602	17.0	31,600	17.5	400,854 321,436	15.
Owner occupied	731,36	7  56.4	20,28	3 20.8	3	:  :::	5 persons	164,964	7.7	17,500	13.9	141,736	3 6.
More than 1	. 557,249	9 43.0 0 0.6			<u> </u>	:} :::	Median	2,6 1,296,586	1	97,462	100,0	2.7 1,209,253	3
Renter occupied							1 person 2 persons	120,615	9.	1,125 15,593	1.2	113,024 341,331	1 28
More than 1	. 44,98	5 5.2	2 7,78	9.4			4 persons	268,025	18.	26,022	26.7	246, 322	2 20.
Shared or none	i	1	29.90	i		1	5 persons or more	. 181,063	9.			104,200	1 g.
Vacant	. 131,96	9	. 29,90	<u>'</u>	'	`\ ```	Median	.] 3.2	100.0	83,136	100.0	831,61	
ROOMS			i	1			1 person	254,591	29.				2 27. 9 33.
All units	. 2,285,69	6 100,	0 210,49	9 100.	0 2,131,29	4 100.0	3 persons	. 115,767	13.	17,064 5,578	20,5	75,11	€ 9,
1 and 2 rooms					9 342,55	4 16.1	5 persons or more	53,557	4.	7 1,505	1,8	37,53	7 4
4 rooms.	435,00	6 19.	0 41,48	9 19.	7 619,91	5 29.1	Median	. 2.3	4	. 2.2	'\ …	2.	2 .
6 rooms.	410,40	4  18,	0 39,52	0  18.				1	1				
Median				4	·\	1	All occupied units	. 2,153,72	7 100,	0 180,59	3 100.0	·	<u>.  .</u>
Owner occupied	1,296,58				0 31,12	9 2.6	0.50 or less	942,980 517,47		0 60,26	7 33.4		
3 rooms.	56,71	5 4.	4 5,01	2 5. 1 5.	4 180,77	4 14.9	0.76 to 1.00	138,63	2 23. 6 6.	4 15,64	9 8.	7	
5 rooms	523,13	7 40.	39,25	9 40. 4 33.	1 296,42	8 24.2	1,51 or more	. 58,17	4 2.	1	3	1	1
7 rooms or more	170,22	ᄊ 13.	1 11,79	1 12.	1 6	1 12.7	0 50 or less	, 312,63	0 44.	1 24,99	5 25.	5	
Renter occupied	1	1	0 83,11	6 100.	0 831,61			309,70	0 23.	9 33,29	9 34.	ર્ય	•
1 and 2 rooms	156,00	55 18.	2 9,3	76 11. 70 44.	1 265,4	37 31.	1.51 or more	25,64	9 2.	0 6,33	0 6.	5	··  ·
4 rooms	229,88	38 26. 10 14	8 29,5	6 35. 74 7.	2 115,7	66 13.	nenter complet	370,75	O 43.	3 27.62	6 33.	2	••
6 rooms 7 rooms or more	43,44	40 5.	.1 1,3	20 1	1.3,1	24 1.4	0.51 to 0.75	186,76	2 21.	8 11.53	4 13.	9]	
Median	∴ 3°3°	.4	3	.4	3	.4	1.01 to 1.50	100,70	5 3	4 9,15 8 85	8 11. 8 1.		
		,	29,9	DI	. 1 90,4	del	.,						

# Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1956—Con.

[Based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

	neder stem opgevenskemen stem en	Decembe	r 1959		December total	1956,			Decembe	r 1959		December total	1956,
Subject	Total	L	New const	ruction			Subject	Total		New constr	uction		_
_	Number	Per- cent	Number	Per- cent	Number	Per- cent		Number	Per- cent	Number	Per- cent	Number	Per- cent
HOUSEHOLD COMPOSITION BY AGE							OWN CHILDREN BY AGE GROUP						
OF HEAD						100.0	Con. Renter occupied	857,141	100.0	83,136	100.0		
Occupied units	2,153,727	100.0	180,598	100.0	2,040,870	100.0	No children	565,672	66.0	52,892	63.6	•••	:::
relatives	1,506,197	69.9	143,620	79.5	1,459,738	71.5	Under 6 years only	129,447 74,347	15.1 8.7	16,160 11,388	19.4 13.7	•••	:::
Under 45 years	827,884 537,124	38.4	111,025 28,710	61.5 15.9	818,743 498,422	40.1 24.4	2 children or more	55,100 88,364	6.4 10.3	4,772 8,257	5,7 9,9	***	•••
65 years and over	141,189 218,962	6.6 10.2	3,885 15,992	2.2 8.9	142,573 173,163	7.0 8.5	1 child	43,695 23,575	5.1 2.8	5,667 1,787	6.8	•••	•••
Under 65 years	181,921	8.4	15,992	8.9	139,916	6.9	2 children	21,094	2.5	803	2.1	•••	
65 years and over	37,041 428,568	1.7	20,986	11.6			Both age groups	73,658 19,241	8.6 2.2	5,827 1,974	7.0 2.4	•••	
Under 65 years	295,538 133,030	13.7 6.2	18,655 2,331	10.3			3 children	30,191 24,226	3.5 2.8	2,849 1,004	3.4 1.2	:::	:::
PERSONS 65 YEARS OLD AND OVER							PRESENCE OF NONRELATIVES						
All occupied units	5 165 PPS	100 n	ten soe	100.0			All occupied units	2,153,727	100.0	180,598	100,0		١
None	2,153,727 1,773,927	100.0 82.4	169,315	93.8			No nonrelatives	2,077,507	96.5	175,560	97.2	•••	
l person	273,152	12.7	8,451	4.7			With nonrelatives	76,220	3.5	5,038	2,8	•••	•••
2 persons or more	103,028 3,620	4.8 0.2	2,832	1.6	:::	:::	Owner occupied	1,296,586 1,256,175	100.0 96.9	97,462 95,948	100.0 98.4	•••	
Owner occupied	1,296,586	100.0	97,462	100.0		l	With nonrelatives	40,411	3,1	1,514	1.6	•••	:::
None	1,058,765		90,489 5,916	92.8 6.1	•••		Renter occupied	857,141	100.0	83,136			
2 persons	72,443	5.6	1,057	1,1	:::	:::	No nonrelatives	821,332 35,809	95.8 4.2	79,612	95,8 4,2	•••	***
3 persons or more	3,107	ì	1	•••	••••			·		,			'''
Renter occupied	857,141 715,162		83,136 78,826	94.8	:::	:::	OWNER OF UNIT						
1 person. 2 persons	110,881	12.9	2,535	3.0			Owner-occupied units	1,296,586	100.0	97,462	100.0		<b> </b>
3 persons or more	513	0.1	1,775		:::	:::	Head or wife	1,296,121	100.0	97,462			
							Other relative of head	465	:::				:::
OWN CHILDREN UNDER 18 YEARS OLD										1			
All occupied units	2,153,727	100.0	180,598	100.0	ļ		AGE OF OWNER			İ			
No children	1,145,930	-	72,147	-		- ::-	Owner-occupied units	1,296,586	100.0	97,462	100.0		
1 child	315,367 355,749		34,925 35,736	19.3			Under 25 years	14,748	1.1	2,591	2.7		
3 children	217,893	10.1	27,607	15.3	1		25 to 34 years	213,079 368,072	16.4 28.4	36,908 36,413	37.9 37.4		:::
4 children	69,910 29,310	1.4	551	0.3	:::		45 to 54 years	314,600 196,624	24.3 15.2	15,324	15.7 3.9		
6 children or more	19,568	0.9	2,487	1.4		••••	65 years and over	189,463	14.6		2,5	:::	:::
Owner occupied	1,296,586 580,258		97,462		1								
1 child2 children	197,325 277,674	15.2	17,870	18.3	1	:::	VALUE		1				
3 children	158,484	12.2		22,2			Owner-occupied nonfarm units2	1,131,349	100.0	07 400	100.0	1 004 660	100.0
4 children or more	82,845	6.4	9,179	9,4			Less than \$5,000.	10,940		<del></del>	100.0	1,076,668	100.0
Renter occupied	897,141 565,672		83,136 52,892		1		\$5,000 to \$7,400. \$7,500 to \$9,900.	16,265	1,4			176,896	16.4
1 child	118,042	13.8	17,055	20.5		:::	\$10,000 to \$12,400	57,585 146,188	5,1 12,9	3,664	2.3 4.5	{ } 411,572	38.2
3 children	78,075 59,409		6,176	7.2		:::	\$12,500 to \$14,900	204,890	18.1		19.5 15.9	K	١.
4 children or more	35,943	4.2		1,2		•••	\$17,500 to \$19,900 \$20,000 to \$24,900	129,269 136,879	11,4		5.7 19.7		٥,٥
OWN CHILDREN BY AGE GROUP					Ì		\$25,000 to \$34,900	108,650	9.6	13,421	16.4	231,837	21,5
All occupied units	9 427 200-	300 0	100 000	7~-			\$35,000 or moredollars.	110,675	9,8	13,000	15.9	ر 14,300	,
No children	2,153,727 1,145,930	53.2	·		<del> </del>	<del> </del>	in the state of th	20,500		20,0	<del>  '''</del>	27,200	
Under 6 years only	258,538 130,000	12.0	41,906	23.2	,,,	:::							
2 children or more	128,538	6.0	18,062	10.0			Renter-occupied nonfarm units	856,628		83,136		829,527	, <u></u>
6 to 17 years only	462,338 185,367	8.6	11,081	6.1		:::	GROSS HENT						
2 children	182,474 94,497	8.5	14,138	7.8								1	
Both age groups	286,921 80,958	13.3	32,069	17.8		1 :::	Reporting. Less than \$40	831,086 26,509			100.0	806,643 68,300	100.0
3 children	118,186	5.5	13,703	7,6		:::	\$40 to \$59	157,731	19.0	557		229,341	28,4
4 children or more	87,777	1	1	4.5	•••	• • • •	\$60 to \$79 \$80 to \$99	209,544	25.2	27,757	34.2	158,064	19.6
Owner oscupied	1,296,586 580,258	100.0 44.8		100.0			\$100 to \$119 \$120 to \$149	95,669 48,503	11.5	23,556	29.0	61,626	1
Under 6 years only	129,091	10.0	25,746	26,4			\$150 to \$199	22,238	2.7	4,381	5.4	38,373	4,8
1 child 2 children or more	55,653 73,438	5.7	13,290	13.6			No cash rent.		0.1	. 550	0.7	22,88	۱
6 to 17 years only	373,974 141,672		26,219	26.9			Mediandollars	77	1	104	1	64	₃
2 children 3 children or more	158,899 73,403	12,3	12,351	12.7								1	
Both age groups	213,263	16.4	26,242	26,9	1		CONTRACT RENT				1		
		4.8	8,244	.   €.5			11	1	1	1	I	l .	
2 children	61,717 87,995 63,591	6.8					Reporting cash rent	831,086		81,143		806,64	3

<sup>1</sup> Based on sample enumerated for the 1956 National Housing Inventory; see section on "Description of tables."
2 Restricted to single-unit properties; see text.

# Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Units added	through	Units char	nged by	Same units	·····
	New construction	Other sources	Conversion	Merger	Number	Percent
All dwelling units, 1959	210,499	22,973	12,311	5,228	2,034,685	••
TENURE, COLOR, AND VACANCY STATUS						
All units	210,499	22,973	12,311	5,228	2,034,685	100,
oupied	180,598	19,150	9,958	5,228	1,938,793	95
owner occupied	97,462	12,349	1,774	4,043	1,181,120	28
White	96,508 954	11,760   589	1,774	3,033 1,010	1,099,394	54 4
Renter occupied,	83,136	6,801	8,184	1,185	757,673	37
White	79,895 3,241	6,801	7,535 649	560 625	668,034 89,639	32 4
acant	29,901	3,823	2,353	1	95,892	4
Available for sale only	7,755	1	• • •	:::	7,933	C
Available for rent	18,401 3,745	2,528 1,295	1,759 594	:::	62,206 25,753	3 1
CONDITION AND PLUMBING		1				
All units	210,499	22,973	12,311	5,22%	2,034,685	100
ot dilapidated	209,791	21,678	12,311	5,228	1,998,586	98 97
Lacking some or all facilities	209,765 26	18,425 3,253	9,051 3,260	5,228	1,984,099	
ilapidated	708	1,295	***		36,099	3
Owner occupied	97,462	12,349	1,774	4,043	1,181,120	100
ot dilapidated	96,754	12,349	1,774	4,043	1,173,608	95
With all plumbing facilities	96,754	9,975	1,160	4,043	1,169,103	99
Lacking some or all facilities	708	2,374	594	:::	4,505 7,512	č
		1		1 105	757,673	100
Renter occupied	83,136 83,136	6,801 6,801	8,184 8,184	1,185 1,185	733,276	90
With all plumbing facilities	83,110	5,922	6,112	1,185	723,414	9
Lacking some or all facilities	. 26	879	2,072	:::	9,662 24,397	j
Alapidated,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	•••	• • •			1	
Vacant.,,	29,901	3,823	2,353		95,892	
RATHROOMS	}		i			
All units	210,499	22,973	12,311	5,228	2,034,685	10
L	117,566	18,054	9,051	1,185	1,491,215	7.
More than 1	92,907 26	1,666 3,253	3,260	4,043	522,259 21,211	2
Shared or none	20	3,233	.,,,,,,,			
ROOMS		22 643	12 21	5,228	2,034,685	100
All units	21.0,499	22,973	12,311 5,716	625	179,194	
1 and 2 rooms	14,553 95,973	7,424 12,267	5,422	52	711,220	35
5 and 6 rooms	87,360	2,154	1,173	2,013	979,841	4
7 rooms or more	12,613	1,128	:::	2,538	164,430	
Median	4.4		l	1	1 107 100	10
Owner occupied	97,462	12,349 6,300	1,774	4,043	1,181,120 7,821	10
1 and 2 rooms	3,855 10,273	4,383	1,180		217,069	1
5 and 6 rooms	71,543	1,077		1,505	900,902 155,328	6
7 rooms or more	11,791	589	:::	2,330	5,3	-
Median	5.4	""	I	1 1	757,673	10
Renter occupied	83,136	6,801 1,124	8,184 3,941	1,185	140,904	1
1 and 2 rooms	9,376 66,226	4,061	3,656	52	450,722	5
3 and 4 rooms		1,077	587	508	157,9 <del>9</del> 6 8,051	2
5 and 6'rooms	3.4	539		1 :::1	3.4	
Median	1	ļ	1	1	95,892	
Vacant	29,901	3,823	2,353	""	,,,,,,,	
UNITS IN STRUCTURE		,	10 011	5,228	2,034,685	10
All units		22,973	12,311	3,789	1,435,041	
1,	122,003 17,409	4,681	9,209	1,439	303,404	1
2 to 4	71 007	•••	3,102		296, 240	, 
	1					
YEAR STRUCTURE BUILT		1			2,034,685	10
	210,499	22,973	12,311	5,228		
All units	710, 400		1.916	:::	391,118	
All units	210,499	11,649	1,916 1,187	1,113	510,654	
All units. 1957 to 1959. April 1950 to 1956. 1940 to March 1950.	210,499			:::	591,118 510,654 932,913	
All units. 1957 to 1959. April 1950 to 1956. 1940 to March 1950.	210,499	11,649 2,605 8,719	1,916 1,187 9,208	1,113 4,115	510,654 932,913	
All units	210,499	11,649 2,605 8,779	1,916 1,187 9,208 9,958	 1,113 4,115	510,654 932,913 1,938,793	1
All units	. 210,499	11,649 2,605 8,719 19,150 2,557	1,916 1,187 9,206 9,958	 1,113 4,115 5,228 873 1,223	510,654 932,913 1,938,793 347,617	1
All units	. 210,499         	11,665 2,605 8,719 19,150 2,557 10,968 2,265	1,916 1,187 9,208 9,958 5,133 4,498	5,228 872 1,223 762	910,654 932,913 1,938,793 347,617 544,316 311,96	
All units	210,499         	11,669 2,663 8,719 19,150 2,557 10,968 2,265 1,076	1,916 1,187 9,208 9,958 5,135 4,498	5,228 873 1,113 4,115	910,654 932,913 1,938,793 347,617 544,316 311,96	1
All units	180,598 18,598 18,987 50,887 36,560 31,600	11,665 2,665 8,719 19,150 2,557 10,968 2,265 1,076 1,206	1,916 1,187 9,208 9,958 5,133 4,498	 1,113 4,115 5,228 873 1,223 762 1,621 749	510,654 932,913 1,938,793 347,617 54,316 311,961 331,268 207,370 146,061	1
All units	210,499	11,665 2,605 8,719 19,150 2,557 10,968 2,265 1,076 1,076	1,916 1,187 9,208 9,958 5,135 4,498	5,228 873 1,23 762 1,23 762 1,24 249	510,654 932,913 1,938,793 347,617 514,316 311,968 307,579	

# Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

	Units added	through	Units chang	ged by	Same units	ı
Subject	New construction	Other sources	Conversion	Merger	Number	Percent
PERSONS PER ROOM						
		19,150	9,958	5,228	1,938,793	100
Decupled units	180,598		5,652	2,298	879,901	
).50 or less	52,621	2,447 7,878	958	2,422	446,089	4 2
.51 to 0.75	60,267 44,833	3,939	3,023	508	444,081	
.76 to 1.00	15,649	2,342	•••	••••	120,645	
.51 or more	7,228	2,544	325	•••	48,077	
VALIE						
Owner-occupied nonfarm units <sup>1</sup>	81,688	1,206		3,065	1,045,335	10
-					10,940	
ess than \$5,000	***	:::			16,265	
5,000 to \$7,400	1,917		•••	495	55,668	
10.000 to \$12,400	3,664	617		501	141,322 188,571	3
12,500 to \$14,900	15,929	589	***	2,069	632,569	]
0.5,000 or more	60,178 20,500	1	:::	-,	16,400	,
ediandollars	20,500	···				
Renter-occuried nonfarm units	83,136	6,801	8,184	1,185	757,160	
CROSS RENT						
Reporting	81,143	5,723	8,184	1,185	734,689	10
Less than \$20	,	· · · · · ·	· · · · · · · · · · · · · · · · · · ·	• • • •	1,584	
\$20 to \$39			593	52 879	24,291 152,950	
\$40 to \$59	557	586 1,369	2,723 2,137	254	259,122	
\$60 to \$79	7,204 27,757	3,229	2,144		176,414	
\$80 to \$99.	45,625	539	587		120,328	
to cash rent	1,993	1,078	,		22,471	
Mediandollars	104				75	
CONTRACT HENT	[				1	
Reporting cash rent	81,143	5,723	8,184	1,185	734,689	
Mediandollars	97		[		69	

<sup>1</sup> Restricted to single-unit properties; see text.

Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number. Except for the line "All dwelling units," the table is restricted to units with 1956 records available]

Subject	Units lost th	rough	Units cha	nged by	Same unit	.a
Subject	Demolitica	Other means	Conversion	Merger	Number	Percent
All dwelling units, December 1956	20,059	46,115	6,045	10,389	2,034,685	100.0
Units with 1956 records available	20,059	46,115	6,045	10,389	1,988,575	97.7
TENURE, COLOR, AND VACANCY STATUS		7				
All units	20,059	46,115	6,045	10,389	1,988,575	100,0
Occupied	15,770 5,161 5,161 10,669 10,669	41,099 23,187 23,167  17,912 17,912	5,753 2,703 2,703  3,050 3,050	8,220 5,670 4,613 1,057 2,550 1,546 1,004	1,904,158 1,159,723 1,083,873 75,850 744,435 670,991 73,444	95.8 58.3 54.5 3.8 37.4 33.7 3.9
Vacant Available for sale only	4,289 473 2,634 1,182	5,016 1,076 3,940	292  292 	2,169  488 1,681	84,417 19,026 29,314 36,077	4,2 1,0 1,5 1,8
CONDITION AND PLUMBING						
All units	20,059	46,115	6,045	10,389	1,988,575	100.
Not dilapidated	17,422 15,808 1,614 2,637	41,733 22,702 19,031 4,382	5,510 5,510  535	9,344 8,368 976 1,045	1,968,884 1,950,940 17,944 19,691	99.0 98.1 0.9 1.0
Owner cacupied.  Not dilapidated.  With all plumbing facilities.  Lacking scme or all facilities.  Dilapidated.	5,161 5,161 4,614 547	23,187 23,187 13,639 9,548	2,703 2,168 2,168  535	5,670 5,670 5,670	1,159,723 1,156,379 1,152,890 3,489 3,344	100.0 99.1 99.4 0,:
Renter cocupied	10,609 9,154 8,087 1,067 1,455	17,912 14,592 5,756 8,836 3,320	3,050 3,050 3,050 	2,550 2,034 1,546 488 516	744,435 731,216 720,242 10,974 13,219	100. 98. 96. 1.
Vacemt	4,289	5,016	292	2,169	84,417	]

#### Los Angeles-Long Beach SMSA

# Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number. Except for the line "All dwelling units," the table is restricted to units with 1956 records available

Subject	Units lost t	hrough.	Units chan	ged by	Seme units	
-	Demolition	Other means	Conversion	Herger	Munber	Percent
ROOMS						
All units	20,059	46,115	. 0/5	18 200	1 000 015	37
and 2 rooms	4,415		6,045	10,389	1,986,975	<u>u</u>
and 4 rooms	7,461	20,027 20,789	535 2,793	3,065 4,734	185,527 703,734	
and 6 rooms	5,976	4,217	1,098	2,075	929,333	4
rooms or more	2,207	1,082	1,619	515	169,981	
dian	4.1	2,8	•••		4.7	
Owner occupied	5,161	23,187	2,703	5,670	1,159,723	10
and 2 rooms	1,032	8,308	535		16,077	_
and 4 rooms	485 1.922	12,509 1,825	1,084	3,080	235,857 754,316	2
mons or more	1,722	545	535	2,075	153,473	;
lian	***	2,9		***	5.2	
Renter occupied	10.600	377 777 0	3.000		PL 1 136	1:
nd 2 rooms	10,609 2,425	17,912 9,049	3,050	2,590 1,519	744,435 148,227	ند
md 4 rooms	3,645	7,024	1,417	1,031	440,278	
and 6 rooms	4,054	1,302	549	•••	145,010	
ons or more	485	537	1,084	•••	10,920 3,5	
1an	•••	2,5-	***	•••	2.3	
Vacant,	4,289	5,016	292	2,169	64,43.7	
UNITS IN STRUCTURE						
All units	20,059	46,115	6,045	10,389	1,988,575	1
	13,085	39,156	2,460		1,407,329	
0.4	4,549	4,278	2,703	10,389	292,493	
r more.,	2,425	2,681	882	•••	288,753	
YEAR STRUCTURE BUILT					•	
All units	20,059	46,115	6,045	10,389	1,988,575	
il 1950 to 1956	3,956	31,430	3,356	3,015	576,296	
ch 1950 or earlier	16,103	14,685	2,689	7,374	1,412,277	
THE POOL OF THE PO				İ		
PERSONS	7 8 7770	/1 000	5,753	8,220	1,904,158	;
Occupied units	15,770	41,099	535	3,544	310,391	
eraon	2,425 3,231	9,976 11,604	1,966	2,073	572,793	
PETSONS	1,429	10,045	549	2,074	379,721	
eracma	2,363	7,264	1,633	529	302,903	
@TSODS	2,141	1,142	535	•••	204,586 133,764	
ersons or more	4,181	1,068	535	***	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
dan:	3.8	2.4			2.7	
Owner	•••	2.4	•••		3.1 2.1	
Renter	•••	2,4	•••			
PERSONS PER ROOM						
Occupied units	15,770	41,099	5,753	8,220	1,904,158	
00 or less	4,139	10,967	3,599	5,874	800,798	
51 to 0.75	1.914	6,718	535	1,302 1,044	499,805 451,159	
76 to 1.00	3,499 3,334	14,751 8,132	1,084 535	1,000	110,557	
1 to 1.50	2,884	531	***		41,839	
COT MATE.	2,					
VALUE					1,002,147	
Owner-occupied nonfarm units1	3,152	2,170	1,084		972,956	
orting	3,152	2,170	1,004	:::	13,032	
less than \$5,000	485	867			28,692	
\$5,000 to \$7,400\$7,500 to \$9,900	473		***	•••	92,943	
\$10,000 to \$12,400	***	***	•••	•••	216,885 162,137	
\$12,500 to \$14,900	957	1,303	1,084	:::	459,267	
15,000 or more	1,237	1,305	***	•••	29,191	
diandollars.	•••				14,600	
					No.	
Renter-occupied nonfarm units	10,609	17,912	3,050	2,550	742,539	
GROSS RENT			[			
porting	8,482	14,722	2,501	2,035	632,746	
Less than \$20	. :::	545 2,969	:::	515	25,651	
\$20 to \$39	1,455 3,430	8,239		1,520	158,345	ļ
\$40 to \$59	3,112	2,212	549	•••	232,83.4 127,31.3	ł
\$60 to \$79\$80 to \$99	485	757	1,070 882	:::	88,423	}
\$100 or more	485	757 2,135	549	1 1	<del>96</del> ,052	
t reported	1,448 679	1,055	***	51.5	13,741	1
cash rent		49			71	1
diandollars	***	]				
CONTRACT RENT		}				1
CONTRACT RENT			2,500	2,035	655,662	l
porting cash rent	9,453	15,253	سدري	.,	6th	1

<sup>1</sup> Restricted to single-unit properties; see text.

# Components of Inventory Change-1957 to 1959 Components

Table 4.—TENURE, COLOR, AND VACANCY STATUS, FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

		**************************************		<u> </u>	,	1	959 charac	teristic					
					Doo	mied units					Vac	cant units	
1956 characteristic	Total		Total	]		Owner			Renter			Avail-	
		Total	White	Non- white	Total	White	Non- white	Total	White	Non- white	Total	able	Other
Same units 1956 and 1959; With 1956 records available	1,988,575 1,904,158 1,754,864 149,294 1,159,723 1,083,873	1,896,154 1,830,192 1,686,654 143,538 1,135,420 1,060,621	1,726,890 1,667,206 1,649,024 18,182 1,052,315 1,043,637	169,264 162,986 37,630 125,356 83,105 16,984	1,123,057 1,047,536 75,521 1,049,026 979,440	8,692 974,811 967,695	81,201 80,151 13,322 66,829 74,215 11,745	741,333 707,135 639,118 68,017 86,394 81,181 5,213	653,270 624,300 614,810 9,490 77,504 75,942 1,562	88,063 82,835 24,308 58,527 8,890 5,239 3,651	92,421 73,966 68,210 5,756 24,303 23,252 1,051	70,139 56,355 53,203 3,152 12,877 12,352 525	22,282 17,611 15,007 2,604 11,426 10,900
Nonwhite Renter occupied White Nonwhite	75,850 744,435 670,991 73,444	74,799 694,772 626,033 68,739	8,678 614,891 605,387 9,504	66,121 79,881 20,646 59,235	69,586 74,031 68,096 5,935	7,116 68,095 66,519 1,576	62,470 5,936 1,577 4,359	620,741 557,937 62,804	546,796 538,868 7,928	73,945 19,069 54,876	49,663 44,958 4,705	43,478 40,851 2,627	526 6,185 4,107 2,078
Vacant	84,417 48,340 36,077	65,962 38,450 27,512	59,684 35,298 24,386	6,278 3,152 3,126	31,764 16,842 14,922	30,714 16,842 13,872	1,050	34,198 21,608 12,590	28,970 18,456 10,514	5,228 3,152 2,076	18,455 9,890 8,565		4,671 1,551 3,120
Same units 1950, 1956, and 1959; With 1956 records available	1,272,255	1,215,682	1,085,415	130,267	679,268	618,226	61,042	536,414	467,189	69,225	56,573		15,107
Occupied. White. Norwhite. Owner occupied. White. Norwhite. Renter occupied. White. Norwhite.	1,231,356 1,115,788 115,568 694,696 636,024 58,672 536,660 479,764 56,896	1,183,542 1,073,730 109,812 679,504 621,883 57,621 504,038 451,847 52,191	1,057,977 1,040,997 16,980 616,388 608,235 8,153 441,589 432,762 8,827	125,565 32,733 92,832 63,116 13,648 49,468 62,449 19,085 43,364	670,656 613,007 57,649 622,922 569,464 53,458 47,734 43,543 4,191	610,664 601,972 8,692 566,596 559,480 7,116 44,068 42,492 1,576	59,992 11,035 48,957 56,326 9,984 46,342 3,666 1,051 2,615	512,886 460,723 52,163 56,582 52,419 4,163 456,304 408,304 48,000	447,313 439,025 8,288 49,792 48,755 1,037 397,521 390,270 7,251	65,573 21,698 43,875 6,790 3,664 3,126 58,783 18,034 40,749	47,814 42,058 5,756 15,192 14,141 1,051 32,622 27,917 4,705	34,796 31,644 3,152 7,123 6,598 525 27,673 25,046 2,627	13,018 10,414 2,604 8,069 7,543 526 4,949 2,871 2,078
Vacent	40,899 20,483 20,416	32,140 15,793 16,347	27,438 14,217 13,221	4,702 1,576 3,126	8,612 2,708 5,904	7,562 2,708 4,854	1,050	23,528 13,085 10,443	19,876 11,509 8,367	3,652 1,576 2,076	8,759 4,690 4,069	6,670 4,177 2,493	2,089 513 1,576

### Table 5.—CONDITION AND PLUMBING FACILITIES, FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

						1959 charac	teristic				
			Total	·	Owne	r_occupied un		Rente	r-occupied un	its	
1956 characteristic	Total	Not dile	pidated		Not dila	pidated		Not dile	pidated		Vacant
		With all plumbing	Lacking some or all	Dilapi- dated	With all plumbing	Lacking some or all	Dilapi- dated	With all plumbing	Lacking some or all	Dilapi- da ted	units
		facilities	facilities		facilities	facilities		facilities	facilities		
Same units 1956 and 1959: With 1956 records available	1,988,575	1,940,038	13,975	34,562	1,142,804	4,505	7,51.2	708,611	9,350	23,372	92,42
tot dilapidated: With all plumbing facilities Lacking some or all facilities Milapidated	1,950,940 17,944 19,691	1,925,868 8,761 5,409	7,285 6,058 632	17,787 3,125 13,650	1,139,487 498 2,819	3,782 723	6,128 497 887	700,217 6,855 1,539	3,503 5,335 512	10,083 1,577 11,712	87,74 2,45 2,25
Owner occupied	1,159,723	1,145,266	6,774	7,683	1,038,421	4,505	6,100	83,593	2,269	532	24,30
With all plumbing facilities  Lacking some or all facilities  Dilapidated	1,152,890 3,489 3,344	1,142,973 2,293	3,782 2,992	6,135 497 1,051	1,036,128 2,293	3,782 723	5,603 497	83,593	2,269	532 	23,25 1,0
Renter occupied	744,435	712,957	7,201	24,277	72,619		1,412	592,897	7,081	20,763	49,6
Not dilapidated: With all plumbing facilities Lacking some or all facilities Dilapidated	720,242 10,974 13,219	705,087 5,805 2,065	3,503 3,066 632	11,652 2,103 10,522	72,619		525 887	585,553 5,805 1,539	3,503 3,066 512	9,551 1,577 9,635	48,4 5 6
Vacant	84,417	81,815	***	2,602	31,764			32,121		2,077	18,4
Same units 1950, 1956, and 1959: With 1956 records available	1,272,255	1,235,055	6,003	31,197	669,227	3,270	6,771	512,528	2,613	21,273	56,5
Not dilapidated: With all plumbing facilities Lacking some or all facilities Dilapidated	1,243,788 11,376 17,091	1,222,947 7,738 4,370	4,845 1,038 120	15,996 2,600 12,601	666,40 <b>8</b> 2,819	3,270	5,387 497 887	505,172 6,330 1,026	1,575 1,038	9,033 1,577 10,663	52,9 1,9 1,6
Owner occupied	694,696	683,971	3,783	6,942	614,293	3,270	5,359	55,537	513	532	15,1
Not dilapidated: With all plumbing facilities Lacking some or all facilities		681,678	3,270 513	5,394 497	612,000	3,270	4,862 497	55,537	513	532	14,1
Dilapidated	1	2,293 512,262	2 220	1,051	2,293	***	•••		•••	-0.44	32,6
Not dilapidated: With all plumbing facilities Lacking some or all facilities	517,608 8,433	505,431 5,805	2,220 1,575 525	22,178 10,602 2,103	46,322 46,322	•••	1,412 525	435,540 428,709 5,805	2,100 1,575 525	18,664 8,501 1,577	31,9
Dilapidated	10,619	1,626	120	9,473	:::	:::	887	1,026		8,586	
Vacant	40,899	38,822	•••	2,077	8,612			21,451		2,077	8,

### Table 6.—VALUE OF PROPERTY FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

							1959 va	lue					
1956 value	Total				0	mer-occupi	ed nonfarm	umite <sup>1</sup>					All other occupied
1790 ABTHE	10012	Total	Less than \$5,000	\$5,000 to \$7,400	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 er more	Not reported	and vacant units
Same units 1956 and 1959: With 1956 records available	1,988,575	1,023,798	10,940	16,265	54,773	135,839	186;029	193,904	117,998	116,902	184,974	6,174	964,777
Owner-occupied nonfarm units <sup>1</sup> Lass than \$5,000. \$5,000 to \$7,400. \$7,500 to \$9,900. \$10,000 to \$12,400. \$12,500 to \$14,900. \$15,000 to \$17,400. \$17,500 to \$17,400. \$17,500 to \$19,900. \$20,000 to \$24,900. \$25,000 or more. Not reported.	1,002,147 13,032 28,692 92,943 216,885 162,137 164,919 83,500 72,875 137,973 29,191	900,832 7,829 22,042 82,731 194,124 150,286 148,563 75,077 70,635 132,981 16,564	8,862 5,762 1,051 1,537 512	13,663 1,348 6,356 3,842 553  526 525	40,398 7,676 19,342 10,023 526 1,793	2,241 37,222 60,343 7,459 3,114 1,237 1,052 513 3,298	165,123 206 2,063 13,980 77,945 41,938 22,369 4,035 513 636 1,438	170,332 1,761 4,829 30,943 65,243 53,092 6,778 3,640 526 3,520	8,937 26,728 39,799 20,452 7,398 513 2,660	107,973 513 5,304 5,593 21,110 33,560 32,046 8,987 2,860	1,564 1,564 1,038 6,761 7,977 25,461 121,806 1,237	5,661 894 1,969 1,761 525 512	101, 315 5, 203 6, 650 10, 212 22, 761 11, 851 16, 356 8, 423 2, 244 4, 992 12, 627
All other occupied and vacant units	986,428	122,966	2,078	2,602	14,375	19,350	20, <del>9</del> 06	23,572	11,511	8,929	19,130	513	863,462
Same units 1950, 1956, and 1959: With 1956 records available	1,272,255	588,071	6,648	14,714	46,397	93,999	105,021	90,788	63,227	65,430	96,909	4,938	684,184
Owner-occupied nonfarm units1.  Less than \$5,000. \$5,000 to \$7,400. \$7,500 to \$9,900. \$10,000 to \$12,400. \$12,500 to \$12,900. \$15,000 to \$17,400. \$17,500 to \$19,900. \$20,000 to \$24,900. \$25,000 or more. Not reported.  All other occupied and vacant units.	587,251 7,714 24,758 74,768 141,119 73,560 87,323 43,385 43,254 69,659 21,711 685,004	521,441 3,024 18,866 66,002 126,051 66,792 78,541 41,834 41,658 67,596 11,077	1,051 1,537 512 	12,625 835 6,356 3,842 553  526  513	36,057 5,627 17,774 9,299 526 1,793  1,038	78,568 1,837 28,035 38,324 2,605 3,114 513 1,052 513 2,575	96,485 206 2,063 9,054 50,414 19,669 10,291 2,588 513 636 1,051	81,478 1,038 3,791 15,803 27,052 22,284 5,314 3,615 526 2,055	7,316 10,507 23,232 9,948 4,666 513 1,919 5,126	1	1,038 1,038 4,522 3,394 16,247 60,995	4,425 894 1,969 525 525 512	65,810 4,690 5,893 8,766 15,066 6,768 8,782 1,551 1,596 2,061 10,634 618,374

<sup>1</sup> Restricted to single-unit properties; see text.

Table 7.—GROSS RENT FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

				[Based	on sample; s	ee textj							
The state of the s	T T						1959 gros	s rent					
	1					Renter-occ	apted nonfe	ırn units					All other
1956 gross rent	Total	Total	Less than \$30	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 to \$119	\$1.20 or more	No cash rent or rent not reported	and vacent units
											11. 10.01	33,642	1,247,755
Same units 1956 and 1959: With	1,988,575	740,820	3,767	22,000	45,632	102,001	138,962	110,862	169,171	67,959	46,824 32,036	22,333	123,694
Renter-occupied nonfarm units.  Less than \$30. \$30 to \$39. \$40 to \$49. \$50 to \$59. \$60 to \$69. \$70 to \$79. \$80 to \$19. \$120 or more. No cash rent or rent not reported.  All other occupied and vacant units.	742,539 3,590 22,261 64,633 93,712 127,550 105,264 127,313 60,750 27,673 109,793	618,845 3,590 19,643 57,358 85,313 114,512 90,734 101,183 49,348 19,006 78,158	2,621 513 1,071 512    525 1,146	16,668 2,051 7,240 1,552 834 526 513 390 3,562 5,332	38,817 4,637 24,000 3,126 2,062  814 4,178 6,815	94,150  5,118 21,074 44,733 12,321 512  525  9,867 7,851	126,391 513 1,052 6,241 23,701 71,575 7,291 2,742 3,244 10,032	94,678 2,954 7,302 21,650 43,727 8,196 1,659 9,190 16,184	139,031 525 2,993 3,642 34,859 69,774 6,088 1,345 19,805 30,140	52,120  526 1,742 15,052 26,395 2,377 6,028 15,839	484 854 1,576 7,822 14,368 6,932	1,025 2,140 1,882 2,077 3,330 2,801 526 8,039 11,309	2,618 7,275 8,399 13,038 14,530 26,130 11,402 8,667 31,635 1,124,061
Same units 1950, 1956, and 1959:	3 000 055	535,901	2,063	17,516	38,145	81,933	107,445	83,649	124,922	39,165	16,663	24,400 18,190	736,354 80,356
With 1956 records available.  Renter-occupied nonfarm units.  Less than \$30. \$30 to \$39. \$40 to \$49. \$50 to \$59. \$60 to \$69. \$70 to \$79. \$80 to \$99. \$100 to \$119. \$120 or more.  No cash rent or rent not reported.	3,077 20,165 49,918 79,192 93,920 78,591 90,602 35,153 10,287	456,304 3,077 17,547 44,702 72,882 86,886 68,141 73,291 27,558 5,422 56,798	1,550 513  512    	15,131 2,051 6,728 1,552 834  526 513  390 2,537 2,385	31,855 4,124 19,404 2,600 2,062  3,665 6,290	76,612 5,118 16,597 34,936 11,086 512  525 7,838 5,321	96,425 1,052 4,141 23,175 50,073 5,068 1,716 3,244 7,956 11,020	71,387 1,471 6,205 18,654 31,928 4,990 513 7,626	102,999 525 2,993 3,129 26,814 51,031 5,290 1,345 11,872 21,923	1,742 11,742 11,927 11,849 1,562 3,064 9,021	12,011 484 1,051 4,151 1,599 4,726 4,652	513 1,025 1,655 1,882 1,551 2,063 1,986 526 6,989	2,618 5,216 6,310 7,034 10,450 17,311 7,595 4,865 18,957 655,996

# Table 8.—NEW CONSTRUCTION: NUMBER OF ROOMS, BY CONDITION AND PLUMBING FACILITIES, BATHROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, BY TENURE, 1959

[Based on sample; see text]

Subject	Total .	1 and 2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms or more
All dwelling units	210,499	14,553	54,484	41,489	47,840	39,520	12,613
CONDITION AND PLUMBING		**************************************					
All units	210,499	14,553	54,484	41,489	47,840	39,520	12,613
ot dilapidated:		7. 500	E1 101	41,489	47,132	39,520	
With all plumbing facilities	209,765 26	14,527 26	54,484			***	12,613
Alapidated	708	•••	***		708	***	***
Owner occupied	97,462	3,855	5,012	5,261	39,259	32,284	11,791
ot dilapidated: With all plumbing facilities	96,754	3,855	5,012	5,261	38,551	32,284	11,791
Lacking some or all facilities	708	•••	•••	:::	708	:::	•••
Renter occupied	83,136	9,376	36,670	29,556	5,974	1,560	•••
ot dilapidated:		0.050	24 680	29,556	5,974	1,560	
With all plumbing facilities	83,110 26	9,350 26	36,670	25,550		1,500	•••
dlapidated	••• ]	•••	•••	•••	***	***	•••
Vacant	29,901	1,322	12,802	6,672	2,607	5,676	822
BATHROOMS							
All unite	210,499	14,553	54,484	41,489	47,840	39,520	12,61
***************************************	117,566	14,527	54,230	37,942	9,275	1,592	***
fore than 1,	92,907 26	26	254	3,547	38,565	37,928	12,61
Owner occupied	97,462	رد	5,012	5,261	39,259	32,284	11,79
	20,288	3,855	5,012	5,007	6,090	324	11,15.
ore than 1hared or none	77,174		·	254	33,169	31,960	11,79
Renter occupied.	83,136	9,376	36,670	29,556	5,974	1,560	•••
	75,322	9,350	36,670	26,568	2,734	1,500	
ore than 1	7,788 26	26	•••	2,988	3,240	1,560	
Vacant	29,901	1,322	12,802	6,672	2,607	5,676	82
		-,	,	,,,,,	.,,,,,,	, ,,,,,	
PERSONS							
All occupied units	180,598 18,987	13,231 3,952	41,682	34,817	45,233	33,844	11,79
persons	50,687	3,250	23,427	3,035 9,772	623 10,397	3,511	530
persons	36,560 31,600	3,629 2,400	2,868	12,525 3,476	10,202 12,456	6,342 7,879	99 5,38
persons or more	25,064 17,500	***	2,005 2,005	5,508 501	7,859 3,696	7,824 8,288	1,86 3,01
Owner occupied.	97,462	3,855	5,012	5,261		·	11,79
person	1,125		2,012	502	39,259 623	32,284	11,75
persons persons	15,593 19,496	502 1,484	1,002	1,927 2,832	8,121	3,511	53 99
persons	26,022 19,231	1,869		2,632	8,400 10,885	5,786 7,879	5,38
persons or more	15,995	***	2,005 2,005		7,534 3,696	7,824 7,284	1,86 3,01
Renter occupied	83,136	9,376	36,670	29,556	5,974	1,560	,,
perpon.	17,862	3,952	11,377	2,533		***	
persons	35,294 17,064	2,748 2,145	22,425 2,868	7,845 9,693	2,276 1,802	556	••
persons	5,578 5,833	531	:::	3,476 5,508	1,571 325	•••	••
persons or more	1,505			501		1,004	::
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
All occupied units	180,598	13,231	41,682	34,817	45,233	33,844	11,79
tale head, wife present, no nonrelatives	143,620	8,382	26,773	22,537	42,072	32,065	11,79
Under 45 years	111,025 28,710	5,498 2,884	19,309 6,219	17,540 3,711	33,213 7,857	26,853 4,860	8,61 3,17
65 years and over	3,885 15,992	2,981	1,245	1,286	1,002	352	••
emale head	20,986	1,868	5,034 1,875	4,109 8,171	2,089 1,072	1,779	•
Owner occupied	97,462	3,855	5,012	5,261	39,259	32,284	11,79
tale head, wife present, no nonrelatives	90,727 70,955	3,855 1,484	5,012	2,203	37,361	30,505	11,7
45 to 64 years	17,662	2,371	1,002	1,051	30,505 5,854	25,293 4,860	8,61 3,1
65 years and over	2,110 3,156	•••	•••	756	1,002	352	•
emale head	3,579	:::	:::	551 2,507	826 1,072	1,779	;
Renter occupied	83,136	9,376	36,670	29,556	5,974	1,560	
tale head, wife present, no nonrelatives	52,893	4,527	21,761	20,334	4,711	1,560	
Under 45 years	40,070 11,048	4,014 513	15,299 5,217	16,489	2,708	1,560	••
65 years and over	1,775	323	1,245	3,315 530	2,003		••
Other male head	12,836	2,981	5,034	3,558	***		

# Table 9.—NEW CONSTRUCTION: 1959 VALUE OF PROPERTY, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR OWNER-OCCUPIED NONFARM DWELLING UNITS

[Based on sample; see text]

					Value			
Subject	Total.	Less than \$10,000	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more
Owner-occupied nonfarm dwelling units1	81,688	1,917	3,664	15,929	12,953	4,697	16,107	26,421
ROOMS	•			•				
1 and 2 rooms	224 69,673 · 11,791	224 1,693	3,664 	15,929	12,953	4,697	14,651 1,256	15,886 10,535
PERSONS			`					
1 and 2 persons	26,941	224 1,433 260 	298 459 2,907	2,330 8,412 4,247 940	1,844 6,519 4,590	2,216 1,494 987	4,020 9,254 2,833	4,293 10,486 10,610 1,032
HOUSEHOLD COMPOSITION BY AGE OF HEAD								
Male head, wife present, no nonrelatives	13,893 1,354 2,605	1,917 1,917 	3,366 3,366  298	. 15,307 13,848 457 1,002 325 297	12,476 10,877 1,599 	4,217 3,781 436 480	15,341 11,210 3,779 352 766	25,387 17,765 7,622 1,034

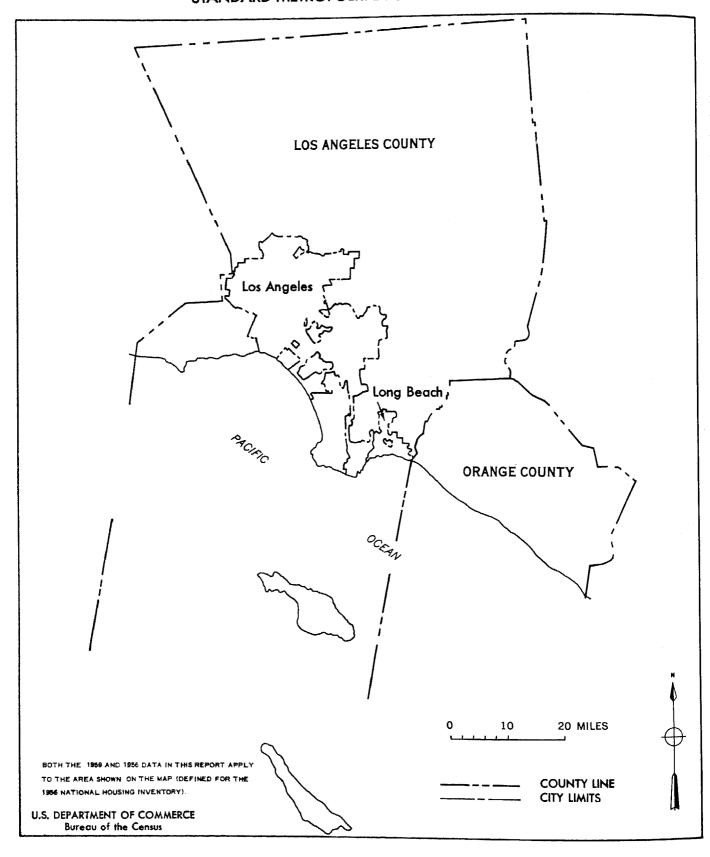
<sup>1</sup> Restricted to single-unit properties; see text.

# Table 10.—NEW CONSTRUCTION: 1959 GROSS RENT, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR RENTER-OCCUPIED NONFARM DWELLING UNITS

[Based on sample; see text

		[Dasou on sample	,				
				Gross I	ent		
Subject	Total	Less than \$60	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more	No eash rent
Renter-occupied nonfarm dwelling units	83,136	557	7,204	27,757	40,694	4,931	1,993
ROOMS				,			
l and 2 rocess	9,376 66,226 7,534	557  	699 6,505 	3,159 23,184 1,414	4,961 30,665 5,068	3,879 1,052	1,993
FERSONS  1 and 2 persons	53,156 22,642 6,334 1,004	26 531 	4,468 2,205 531.	16,144 7,990 3,623 	28,285 11,080 325 1,004	2,771 305 1,855	1,462 531 
HOUSEHOLD COMPOSITION BY AGE OF HEAD  Male head, wife present, no nonrelatives Under 45 years. 45 to 45 years. 55 years and over. Other male head.  Female head.	52,893 40,070 11,048 1,775 12,836 17,407	531 531  26	4,739 3,794 165 780 1,003 1,462	17,889 15,335 2,328 226 3,787 6,081	25,021 17,159 7,093 769 6,673 9,000	3,222 2,720 502 1,347 362	1,491 531 960  502

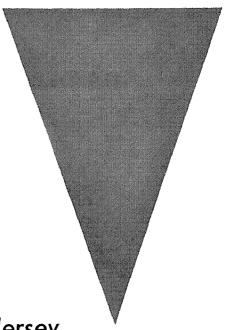
# Los Angeles-Long Beach, Calif. STANDARD METROPOLITAN STATISTICAL AREA



### U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 2-8

COMPONENTS OF INVENTORY CHANGE Part 2: 1957–1959 Components



New York—Northeastern New Jersey

Standard Consolidated Area

Prepared under the supervision of DANIEL B. RATHBUN, Chief Housing Division



U.S. DEPARTMENT OF COMMERCE Luther H. Hodges, Secretary

BUREAU OF THE CENSUS
Richard M. Scammon, Director (From May 1, 1961)
Robert W. Burgess, Director (To March 3, 1961)





## U.S. DEPARTMENT OF COMMERCE

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#### CORRECTIONS

U. S. Census of Housing: 1960
Volume IV. Components of Inventory Change--1957 to 1959 Components
Part 2-8, New York-Northeastern New Jersey SCA

The data shown in table 3 relating to "year structure built" (page 23) are revised as follows:

Table 3.--1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS

Subject	Demolition	Other means	Conversion	Merger
YEAR STRUCTURE BUILT				
April 1950 to 1956	35,508	6,656 54,284	3,436 26,576	1,711 34,094

#### PREFACE

This report presents statistics on counts and characteristics of changes in the housing inventory, 1957 to 1959. Basic characteristics are presented for such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units which were the same for the 1957 to 1959 period. The statistics are based on results of the December 1959 Components of Inventory Change survey, which is part of the 1960 Census of Housing. December 1959 is regarded as the survey date although some of the enumeration began in late October 1959 and some extended into early 1960.

This report is one of 10 reports which comprise Series HC(4), Part 2. A separate report is issued for the United States, by regions, for the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas and for the Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, and Seattle Standard Metropolitan Statistical Areas. The nine metropolitan areas are the areas for which separate statistics were provided in the 1956 National Housing Inventory, the first survey to measure components of change. This series constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 2, 1957-1959 Components.

Series HC(4), Part 1A (1950 to 1959 Components) provided statistics on the counts and basic characteristics of the components of change for the 1950 to 1959 period-new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units which were the same-and some versions, mergers, demolitions and other losses, and dwelling units which were the same—and some cross-tabulations of characteristics of new construction and same units. Reports are issued for the United States, by regions, and for 17 metropolitan areas—for the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas, for the Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, and Seattle Standard Metropolitan Statistical Areas; and for the Baltimore, Buffalo, Cleveland, Minneapolis-St. Paul, Pittsburgh, St. Louis, San Francisco-Oakland, and Washington (D.C.-Md.-Va.) Standard Metropolitan Statistical Areas. The first nine areas named (the two standard consolidated areas and the seven standard metropolitan statistical areas) are the areas for which separate data are provided in Perr 2. The series of 18 reports constitutes 1960 Census of Housing Volume separate data are provided in Part 2. The series of 18 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part IA, 1950-1959 Components.

Series HC(4), Part 1B (Inventory Characteristics) provided additional cross-tabulations of characteristics of new construction units and same units for the 1950 to 1959 period and data on the characteristics of the present and previous residences of recent movers, for the United States, by regions, and for the same 17 metropolitan areas covered in Part 1A. This series constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1B, Inventory Characteristics.

Authorization for the 1960 Census of Housing was provided in the Act of Congress of August 31, 1954 (amended August 1957), which codified Title 13, United States Code. The law provides for a decennial census of housing, including utilities and equipment, to be taken in each of the 50 States, the District of Columbia, the Virgin Islands, Guam, and the Commonwealth of Puerto Rico. The law further provides that, in advance of, in conjunction with, or after the taking of each census, preliminary and supplementary statistics related to the main topic of the census may be collected.

The census program was designed in consultation with advisory committees and individuals to achieve a census program was designed in consultation with advisory committees and individuals to achieve a census having optimum value to users of housing statistics. The Housing Advisory Committee was organized by the Director of the Bureau of the Census and was made up of persons in private industry, universities, and local governments. It advised on various aspects of the housing census programs except the technical phases of the Residential Finance program for which the Technical Advisory Committee on Residential Finance was organized. A Federal Agency Population and Housing Census Council, organized by the Bureau of the Budget and made up of persons in Federal agencies, also advised on the basic programs. A joint staff committee, set up by the Administrator of the Housing and Home Finance Agency and the Director of the Bureau of the Census, concentrated on aspects of particular interest to the housing agencies. In addition to the committees, working groups of specialists in housing subjects assisted the Census Bureau staff in the evaluation and improvement of housing concepts. A number of other committees, groups, and individuals also made contributions to the planning of the housing census.

## **ACKNOWLEDGMENTS**

A number of persons both within and outside the Bureau of the Census participated in the various activities of the December 1959 Components of Inventory Change survey. Specific responsibilities were exercised by members of the Housing, Statistical Methods, Demographic Operations, Field, and Geography Divisions. The survey was planned and developed under the direction of Wayne F. Daugherty, then Chief, assisted by Frank S. Kristof, then Assistant Chief, Housing Division. Beulah Washabaugh, with the help of Aneda E. France, assisted in planning and developing the content of this report. J. Hugh Rose, assisted by Meyer Zitter, was responsible for the development of plans for field work. Aaron Josowitz, assisted by Elmo E. Beach, developed and coordinated the survey procedures and, with the help of Robert O. Bartram, was responsible for the preparation of the textual materials in this report.

Important contributions were made by Glen S. Taylor, then Chief, Jervis Braunstein, George E. Turner, E. Richard Bourdon, and Orville Slye of the Demographic Operations Division in the processing and compilation of the statistics; George F. Klink and G. Paul Sylvestre of the Field Division in the collection of the information; and William T. Fay, Robert C. Klove, and Robert L. Hagan of the Geography Division in the information of the maps for enumeration and publication. The planning and development of the sample depreparation of the maps for enumeration and publication. The planning and development of the sample depreparation and estimation procedures were under the direction of Joseph Steinberg, Robert H. Hanson, and Robert H. Finch Jr. assisted by Argold Sirots Flaine V. Davidson. Bernie Cornett. Anthony Turner, and Flagre sign and estimation procedures were under the direction of Joseph Steinberg, Robert H. Hanson, and Robert H. Finch, Jr., assisted by Arnold Sirota, Elaine V. Davidson, Bernie Cornett, Anthony Turner, and Elmore Seraille of the Statistical Methods Division. The technical editorial work was under the supervision of Mildred M. Russell of the Population Division, assisted by Louise L. Douglas. Important contributions were also made by the staffs of the Administrative Service Division, Everett H. Burke, Chief; Budget and were also made by the staffs of the Administrative Service Division, Everett H. Burke, Chief; Budget and Wanagement Division, Charles H. Alexander, Chief; Data Processing Systems Division, Robert F. Drury, Management Division, James P. Taff, Chief; Statistical Reports Division, Edwin D. Goldfield, Chief; Chief; Personnel Division, William N. Hurwitz, Chief.

## PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

Results of the 1960 Census of Housing are published in seven housing volumes as described below. A separate series containing the census tract reports is a joint publication with data from the 1960 Census of Population. A series of special reports for local housing authorities constitutes the remainder of the final reports. The source of the data is the April 1960 enumeration, except for Volumes IV and V which are based largely on the enumeration of units in a sample of land area segments, started in late 1959 and completed in 1960. Prior to the final reports, several series of preliminary and advance reports were issued. Some unpublished statistics can be obtained for the cost of preparing a copy and certain special tabulations can be prepared, on a reimbursable basis, on request to the Chief, Housing Division, Bureau of the Census, Washington 25, D. C.

Volume I (Series HC(1) reports). States and Small Areas. Information about all subjects covered in the April 1960 enumeration, with a separate report for the United States by regions and geographic divisions, each of the 50 States, the District of Columbia, Puerto Rico, Guam, and the Virgin Islands of the United States. In the State reports, information is shown for the State as a whole and for each standard metropolitan statistical area, urbanized area, place of 1,000 inhabitants or more, county, and the rural-farm and rural-nonfarm parts of the county. The volume covers occupancy characteristics such as tenure, vacancy status, color, number of persons; structural characteristics, such as number of rooms and year structure built; condition of unit; plumbing facilities, such as water supply, and toilet and bathing facilities; equipment and fuels, including heating equipment, air conditioning, television sets, clothes washing machine, heating fuel, cooking fuel, and water heating fuel; and financial characteristics including value and rent.

Volume II (Series HC(2) reports). Metropolitan Housing. Cross-tabulations of housing and household characteristics, with a separate report for the United States by geographic divisions, and for each of the 192 standard metropolitan statistical areas of 100,000 inhabitants or more in the United States and Puerto Rico. Separate statistics for each of the 134 places of 100,000 inhabitants or more are included in the metropolitan area reports.

Volume III (Series HC(3) reports). City Blocks. Separate reports for cities and other urban places having 50,000 inhabitants or more prior to and at the time of the 1960 Census, and for a number of smaller localities which arranged for block statistics. Data for a limited number of characteristics are presented by blocks. Statistics for 466 cities and localities in the United States and Puerto Rico are published in 420 separate reports.

Volume IV (Series HC(4) reports). Components of Inventory Change. Information on the source of the 1959 inventory and the disposition of the 1950 and 1956 inventories. Data are provided for components of change such as new construction, conversion, merger, demolition, and other additions and losses. Part 1 of the volume contains the 1950 to 1959 comparison, with a separate report for the United States by regions, and each of 17 selected metropolitan areas (15 standard metropolitan statistical areas, defined as of June 8, 1959, and 2 standard consolidated areas). Part 1 is published in two sets of reports for each area. Part 1A presents basic 1950 and 1959 data, with emphasis on the counts and characteristics of the components of change; Part 1B presents additional information on characteristics of the inventory, including characteristics of the present and previous residences of recent movers. Part 2 contains the 1957 to 1959 comparison, with a separate report for the United States by regions, and separate reports for 9 of the selected areas (standard metropolitan areas defined for the 1956 inventory).

<u>Volume V. Residential Finance</u>. Information on financing of residential property, including characteristics of mortgages, properties, and homeowners. Part 1 of the volume is a report on homeowner properties for the United States by regions, and each of 17 selected metropolitan areas (15 standard metropolitan statistical areas, defined as of June 8, 1959, and 2 standard consolidated areas). Part 2 is a report on rental and vacant properties for the United States.

<u>Volume VI.</u> Rural Housing. Cross-tabulations of housing and household characteristics for the 121 economic subregions of the United States, for rural-farm and rural-nonfarm housing units.

<u>Volume VII.</u> Housing of Senior Citizens. Cross-tabulations of housing and household characteristics of units occupied by persons 60 years old and over, for the United States, each of the 50 States and the District of Columbia, and selected standard metropolitan statistical areas.

Series PHC(1) reports. Census Tracts. Separate reports for 180 tracted areas in the United States and Puerto Rico. The reports contain information, by census tracts, on both housing and population subjects. (This series is the same as the tract reports included in the publication program for the 1960 Census of Population.)

Series HC(S1) reports. Special Reports for Local Housing Authorities. Separate reports for 139 localities in the United States. The program was requested by, and planned in cooperation with, the Public Housing Administration. The reports contain data on both owner- and renter-occupied housing units defined as substandard by Public Housing Administration criteria, with emphasis on gross rent, size of family, and income of renter families.

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- 1. United States and Regions
- 2. Atlanta SMSA
- 3. Boston SMSA
- 4. Chicago, Ill.-Northwestern Indiana Standard Consolidated Area 5. Dallas SMSA

- 6. Detroit SMSA
- 7. Los Angeles-Long Beach SMSA
- 8. New York-Northeastern New Jersey Standard Consolidated Area
- 9. Philadelphia SMSA
- 10. Seattle SMSA

## SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

	19	59		1959	1956		
Subject	Total units	New construction   New construction   New construction   New construction   Other sources   Units changed by   Conversion   Nerger Same units   1959, new con- struction units					
OCCUPANCY CHARACTERISTICS	Table	Table	Table				Table
color by temure	ļ		ì			I.	
Age of owner	1 1					1	
ersons	1.			I	_	i	8, 9, 10
By temure	1						', ',
eraona per room	1			1		1	
By tenure	1		l '';				•••
Tenure by color	i				3	4	
STRUCTURAL CHARACTERISTICS							
Rooms	1				1 -	1	8
By temure	1					1	8, 9, 10
Median by temure	1				1 -	3	:::
By tenure	ī		1	l .			
Trailers by tenure	1				1	1	
Year structure built	i		1	1			
CONDITION AND FLUMBING FACILITIES							
Bathrooms	1			2		1	8 8
By tenure	1 1 1		1	2	3	5	8 8
FINANCIAL CHARACTERISTICS							
Contract rent: Median	1						'io
By rooms		1			_		1.0
By persons		l .		l .			10
By household composition and age of head		i "i				١.	1
Value	1	1	1	,	3	6	9
By rooms		B		1 -			9
By persons	•••		1		1	1 .	9
Median	"i	"i	"i				
HOUSEHOLD CHARACTERISTICS							
Household composition by age of head	1		1				
By temure		;		•••			8, 9, 10
Bur + america	1 7	1		1	1	1	
Own children under 18 by age group	.] 1	1				I	
Persons 65 years old and over				1	•••		::
By tempre	. 1	1					
Presence of nonrelatives	1 1						
By temure	<u> </u>		***	•••	•••		

# Components of Inventory Change 1957 TO 1959 COMPONENTS

#### GENERAL.

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1957 to 1959. The statistics relate to such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units that were the same for the 1957-1959 period. Data are based on information for a sample of dwelling units enumerated in the December 1959 Components of Inventory Change survey as part of the 1960 Census of Housing. The survey was designed to measure changes since the 1956 National Housing Inventory, taken in December 1956. The period covered in this report is referred to as 1957 to 1959. Because changes since 1956 were measured on a unit-byunit basis, the dwelling unit as defined in the 1956 survey (and the 1950 Census) was used as the reporting unit.

This report presents simple distributions of the basic 1959 and 1956 characteristics for the total inventory and for the components of change. The 1959 characteristics for the total inventory are presented in this report to show the relation of the characteristics of individual components to the total. (See 1960 Census of Housing, Volume I, States and Small Areas, for detailed characteristics of the total inventory, based on the April 1960 enumeration.) For units classified as "same," the 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure and color, condition and plumbing facilities, value, and gross rent. For units classified as "new construction," number of rooms, value, and gross rent are cross-tabulated by selected items.

A separate report is published for the United States, by regions, and for each of the nine selected metropolitan areas listed on page VI. This series of 10 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 2, 1957-1959 Components. The nine metropolitan areas are the same areas for which separate data were provided in the 1956 National Housing Inventory. Both the 1959 and 1956 data in these reports relate to the boundaries defined for the 1956 Survey.

Similar data on components of change for the 1950-1959 period and statistics on housing occupied by households that moved in 1958 or 1959 (recent movers) were also obtained in the 1959 survey and are provided in 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A, 1950-1959 Components, and Part 1B, Inventory Characteristics. Part 1A presents statistics on the counts and characteristics of the 1950-1959 components of change. Part 1B presents data on the characteristics of units occupied by recent movers, additional characteristics of selected 1950-1959 components of change, and characteristics of available vacant units. Statistics in Parts 1A and 1B are presented for the United States, by regions, and for each of the 17 selected metropolitan areas listed on page III. The data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1959; for the two standard consolidated areas, the data relate to the boundaries as of December 1959.

#### DESCRIPTION OF TABLES

Except for the data from the 1956 National Housing Inventory reports (presented in table 1) which are based on the sample enumerated for the 1956 survey, all the data in this

report are based on a sample of dwelling units enumerated for the 1959 survey. Data on the counts of the components of change are based on a larger sample than data for the characteristics (see "Sample design").

Tables A, B, C, and D in the "Summary of Findings" present the 1957 to 1959 components of change and summary characteristics for selected components. Table A shows the source of the 1959 housing inventory whereas table B presents the disposition of the 1956 inventory. Table C summarizes the net changes in the housing inventory for the 1957-1959 period. The figure for the 1956 inventory in tables B and C is based on the December 1959 sample and may, therefore, differ from the corresponding 1956 total in table 1 obtained from the results of the 1956 National Housing Inventory. Table D presents summary characteristics for "same" units, "new construction" units, and "demolitions." The figures in tables A to D have been rounded to the nearest hundred; hence, the detail may not add to the totals.

Table 1 presents 1959 data for the total inventory and "new construction" units (units built during the period 1957 to 1959). The table also presents 1956 data for the total inventory. Table 1 contains the greatest amount of detail in terms of the number of categories shown for an item.

The 1956 data in table 1 were transcribed from the 1956 National Housing Inventory reports. To permit a direct comparison between the 1959 and 1956 statistics, units in the "not reported" category for a characteristic in 1956 were distributed in the same proportion as the reporting units. The 1956 medians for rent and value in table 1 were computed on the basis of more detailed tabulation groups than are shown.

The 1959 statistics for the total inventory in table 1 of this report may be different from the 1959 data in Parts 1A and 1B of Volume IV although the same definitions and concepts were used to provide both the 1957-1959 components and the 1950-1959 components. The differences may be attributed to sampling variability and changes in the boundaries of the metropolitan area that may have occurred since 1956. (See note on page 18 describing the 1956 and 1959 boundaries of the area, and sections relating to survey techniques and sample design in this report and in Part 1A of Volume IV.)

Table 2 presents 1959 data for units created since 1956 and for units classified as "same." The components for which the data are presented in table 2 are: units added through new construction, units added through other sources, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1959 figures reflect the number of units resulting from the conversion or merger.

Table 3 presents 1956 data for units removed from the inventory since 1956 and for "same" units. The components for which the data are shown in table 3 are: units lost through demolition, units lost through other means, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1956 figures reflect the number of units that existed prior to the conversion or merger.

The 1956 data in table 3 are based on units in the sample for the December 1959 survey. The 1956 information was transcribed from the 1956 survey record for the unit in the 1959 sample and tabulated by the component of change. Because it was not possible to identify some of the units in the 1956

records, data on characteristics in table 3 are restricted to units for which information from the 1956 records was available. For this reason, and because the data in table 3 are based on the sample used in the 1959 survey and the 1956 data in table 1 are the results of the sample used in the 1956 National Housing Inventory, the sum of the figures in the five columns in table 3 may differ from the corresponding 1956 figure in table 1. For example, the number of units with "7 rooms or more" obtained by adding the entries for the five components intable 3 may differ from the 1956 figure for number of units with "7 rooms or more" in table 1.

For "same" units, the distribution in table 3 represents the characteristics in 1956, and the distribution in table 2 represents the characteristics in 1959.

Tables 4, 5, 6, and 7 are cross-tabulations of 1959 and 1956 characteristics for units classified as "seme" in 1956 and 1959. The data in these tables are restricted to "same" units for which the 1956 records were available. The 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure, color, and vacancy status in table 4, condition and plumbing facilities in table 5, value in table 6, and gross rent in table 7.

The upper portions of tables 4 to 7 present data for "Same units, 1956 and 1959. This group comprises all units that were reported as "same" for the 1957-1959 period -- the identical group for which the 1956 characteristics are shown in table 3. Included are "same" units, 1957 to 1959, which were reported in the 1956 National Housing Inventory as "same," 1950 to 1956, as well as "same" units, 1957 to 1959, which were reported as new construction, other added, conversion, or merger for the 1950-The lower portions of tables 4 to 7 present 1956 1956 period. and 1959 characteristics for "Same units, 1950, 1956, and 1959." This group comprises only those units which were reported as "same" for both the 1957-1959 and 1950-1956 periods. Thus, units built during 1950 to 1956 which were reported as "same" for the period 1957 to 1959 are included in the figures in the upper portions of the tables but excluded from the data shown in the lower sections. On the other hand, units classified as "same" for the 1950-1956 period which remained "same" 1957 to 1959 are presented separately in the lower portions. These units are also tabulated with all other "same" units for the 1957-1959 period in the upper portions of tables 4 to 7.

Tables 8, 9, and 10 are cross-tabulations of 1959 characteristics for "new construction" units. In table 8, number of rooms is tabulated by condition and plumbing facilities, bathrooms, persons, and household composition. In table 9, value of owner-occupied units is tabulated by rooms, persons, and household composition. Gross rent of renter-occupied units is tabulated by the same three items in table 10.

Cross-tabulations of data (tables 4 to 10) are not shown when the base comprises fewer than 25 sample cases. With respect to simple distributions (tables 1 to 3), the data are presented when the base is less than 25 sample cases so that consolidations may be made; the medians, however, are not shown for such distributions.

Percentages are not shown in a percent column if they are less than 0.1 percent. Leaders (...) in a data column indicate that either there are no cases in the category or the data are suppressed for the reasons described above. Leaders are also used where data are inapplicable or not available.

A plus (+) or a minus (-) sign after a median indicates that the median is above or below that number. For example, a median of "\$5,000-" for value of property indicates that the median fell in the interval "less than \$5,000" and was not computed from the data as tabulated.

#### MAP

Included in this report is a map showing the boundaries of the area, which are the same boundaries as those defined for the 1956 National Housing Inventory. Differences between these boundaries and the 1959 boundaries defined for Parts 1A and 1B of Volume IV are indicated by the note on page 1B; the note also describes the boundaries of the metropolitan area for the April 1960 Census. In the individual reports for the nine metropolitan areas, the 1956 boundaries are the same as those designated for the 1950 Census, except for the Atlanta SMSA which includes Clayton County added to the area for 1956.

#### RELATION TO APRIL 1960 CENSUS OF HOUSING

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. Although the concepts of components of change are unique to this portion of the census program, the definitions for many of the characteristics that were enumerated in 1959 are the same as those used in the April enumeration of the 1960 Census (see \*Definitions and explanations\*). Differences between the December 1959 survey and the April 1960 Census include: The use of the "dwelling unit" concept in 1959 in contrast with the "housing unit" concept in 1960; the use of a sample of land area segments in 1959 in contrast to the 100-percent coverage for some items and a systematic sample of housing units for others in 1960; and the extensive use of self-enumeration in 1960 in contrast to direct interview and use of the 1956 survey (and 1950 Census) records in the 1959 survey. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960. As indicated earlier, the December 1959 survey provides data on characteristics of the components of change, whereas the April 1960 Census provides detailed data on characteristics of the total inventory. (See 1960 Census of Housing, Volume I, States and Small Areas, for more complete discussion of the April 1960 Census.)

Although information for the April 1960 Census was collected as of April 1960, information for the Components of Inventory Change survey was collected as of the date of emumeration. For the latter, the bulk of the enumeration was completed by December 1959, and the statistics may be regarded as referring to that date.

#### RELATION TO 1956 NATIONAL HOUSING INVENTORY

Data on components of change were collected for the first time in the National Housing Inventory survey in 1956. The 1959 program used essentially the same concepts and both programs used the "dwelling unit" as the reporting unit. The 1956 program provided separate statistics for conterminous United States (that is, United States exclusive of Alaska and Hawaii), by regions, and for each of nine metropolitan areas—Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle. Although, in some cases, the 1956 titles of the metropolitan areas differ from the titles presented in this report, the boundaries of the areas are the same.

Among the subjects covered in the 1956 survey which are also presented in this report are: Tenure, color, and vacancy status; persons, and sex and age of head (household composition); rooms, units in structure, and year structure built; condition and plumbing facilities; and value, gross rent, and contract rent. The concepts are essentially the same as those used in the 1959 survey (see 1956 National Housing Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory). Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

The 1959 and 1956 characteristics of the total inventory (table 1) may be compared, taking into account relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made

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with care. Addition of the 1950-1956 results and the 1957-1959 results for a component does not necessarily produce componentof-change data for the period 1950 to 1959. A unit can change from one component in 1956 to another component by 1959; for example, a unit can shift from "same" in 1956 to "conversion" by 1959. A unit lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959; for example, a 1950 unit which was changed to nonresidential use in 1954 and demolished in 1958 was recorded as "changed to nonresidential use" for 1950 to 1956 and "demolished" for 1950 to 1959 (the unit is not accounted for in the 1957-1959 period because it did not exist as a dwelling unit for that period). In other cases, a 1950 unit can be lost from the inventory by 1956 and restored to its 1950 dwelling-unit use by 1959. Differences in procedures for collecting, editing, and tabulating the data also affect the relation between the 1950-1956 results and the 1957-1959

#### COMPARABILITY WITH 1950 CENSUS OF HOUSING

Essentially the same definitions, including the 'dwelling unit' concept, were used in the December 1959 survey as were used in the 1950 Census of Housing. Similarly, the definitions used in the 1956 National Housing Inventory were essentially the same as those used in the 1950 Census.

#### COMPARABILITY WITH DATA FROM OTHER SOURCES

Statistics on "year structure built" and counts of "new construction" units differ in several respects from statistics on residential construction published from other sources. Statistics on building permits and housing starts for some areas were compiled by the Bureau of Labor Statistics, Department of Labor, until July 1959 and by the Bureau of the Census since that time. These statistics do not measure the same type of universe as measured by the December 1959 Components of Inventory Change survey. In particular, there are differences in coverage, concepts, definitions, and survey techniques, as well as differences in timing of starts in relation to completions.

#### 1960 PUBLICATION PROGRAM

Final housing reports.--Results of the 1960 Census of Housing are published in Volumes I to VII and in a joint housing and population series consisting of reports for census tracts. A series of special reports for local housing authorities constitutes the remainder of the final reports. Volumes I to IV and the census tract reports are issued as series of individual reports, with Volumes I and II issued also as bound volumes. Volumes V to VII are issued only as bound volumes.

The source of Volumes I, II, III, VI, and VII and the housing data in the census tract reports is the April enumeration

of the 1960 Census of Housing. The special reports for local housing authorities are based on results of the April enumeration and, for most areas, on data collected at a later date for nonsample households.

Data for Volumes IV and V are based largely on the snumeration of units in a sample of land area segments, started in late 1959 and completed in 1960. Separate data are published for the United States and 17 selected metropolitan areas (15 standard metropolitan statistical areas and 2 standard consolidated areas). The areas for which separate data are provided in Part 1 of Volume IV and in Part 1 of Volume V consist of the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas and the following standard metropolitan statistical areas: Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, Seattle, Baltimore, Buffalo, Cleveland, Minneapolis-St. Paul, Pittsburgh, St. Louis, San Francisco-Oakland, and Washington, D.C.-Md.-Va. The first nine areas named (the two consolidated areas and seven standard metropolitan statistical areas) are the areas for which separate data are provided in Part 2 of Volume IV.

The titles and contents of the reports are described on page IV. For the most part, the reports are comparable with those published from the 1950 Census of Housing. The 1960 Volumes I, II, and VI, are similar to 1950 Volumes I, II, and III, respectively. Volume III of 1960 corresponds to the series of reports on block statistics which constituted 1950 Volume V. Volume IV of 1960 has no 1950 counterpart but corresponds to Volumes I and III of the 1956 National Housing Inventory. Volume V of 1960 corresponds to Volume IV of 1950 and, in part, to Volume II of the 1956 National Housing Inventory. In 1950, census tract reports were published as Volume III of the 1950 Census of Population. Special reports for local housing authorities were published for 219 areas in 1950 Cemsus of Housing, Series HC-6, Special Tabulations for Local Housing Authorities. The type of data presented in 1960 Volume VII has not been published in previous census reports.

Preliminary and advance reports. Statistics for many of the subjects covered in the census were released in several series of preliminary and advance reports. The figures in the preliminary and advance reports are superseded by the data in the final reports.

#### AVAILABILITY OF UNPUBLISHED DATA

During the processing of the data for publication of Volume IV, more data were tabulated than it was possible to print in the final reports. A limited amount of unpublished data is available and photocopies can be provided at cost. Also, certain special tabulations can be prepared on a reimbursable basis. Requests for photocopies or for additional information should be addressed to Chief, Housing Division, Bureau of the Census, Washington 25, D.C.

#### **DEFINITIONS AND EXPLANATIONS**

The concepts of components of change, that pertain uniquely to components of inventory change programs, are essentially unchanged from those used in the first such survey conducted in 1956. Comparison with the 1956 survey can be made only for selected characteristics (see "Relation to 1956 National Housing Inventory").

In the definitions and explanations of the characteristics of the housing inventory, which are given below, comparison is made with the definitions used in the April enumeration of the 1960 Census and in the 1956 survey. References to the April 1960 Census pertain to data in 1960 Census of Housing, Volume I, States and Small Areas, except as otherwise noted. References to the 1955 survey pertain to data in 1956 National Housing

Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory. For purposes of measuring unit-by-unit change since 1956, the 1956 (and 1950) concept of "dwelling unit" was retained. Definitions of characteristics, for the most part, are comparable with those used in the April 1960 Census, as well as in the 1956 survey. In the April 1960 Census reports, data are available for the total housing inventory, but not for components of change.

Comparability is affected by differences in procedure as well as differences in definition and description of categories. Information for this report was obtained by direct interview except for a few items which were reported by the enumerator on the basis of his observation, and by a combination of direct

interview and comparison with the 1956 survey (and 1950 Census) records for purposes of determining the component of change. In the 1956 survey, information was obtained by direct interview and observation, and in the April 1960 Census by a combination of self-enumeration, direct interview, and observation by the enumerator. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960.

The definitions which follow conform to those provided to the emumerator and reflect the intended meaning of the question asked. As in all surveys, there were some failures to execute the instructions exactly, and some erroneous interpretations have undoubtedly gone undetected.

#### AREA CLASSIFICATIONS

In the reports for the nine selected metropolitan areas (seven standard metropolitan statistical areas and two standard consolidated areas), the boundaries are indicated on the map which is included in the respective report. Although the metropolitan areas are given their 1960 Census titles, the boundaries of the areas are the same as those defined for the 1956 National Housing Inventory. In 1956 (and in the 1950 Census), the areas were called standard metropolitan areas (SMA's).

The 1956 boundaries of the nine metropolitan areas are the same as the boundaries designated for the 1950 Census except for the Atlanta SMSA (Clayton County was added to the area for 1956). In some cases, the 1956 boundaries differ from the boundaries defined for Parts 1A and 1B of Volume IV and from those defined for the April 1960 Census (see note on page 18).

Standard metropolitan statistical area (SMSA)...To permit all Federal statistical agencies to utilize the same areas for the publication of general-purpose statistics, the Bureau of the Budget has established "standard metropolitan statistical areas" (SMSA's). Each such area is defined by the Bureau of the Budget with the advice of the Federal Committee on Standard Metropolitan Statistical Areas, a committee composed of representatives of the major statistical agencies of the Federal Covernment.

Except in New England, an SMBA is a county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more. In addition to the county, or counties, containing such a city or cities, contiguous counties are included in an SMBA if, according to certain criteria, they are essentially metropolitan in character and are socially and economically integrated with the central city. In New England, SMBA's consist of towns and cities, rather than counties.

Standard consolidated area (SCA). -- In view of the special importance of the metropolitan complexes around New York and Chicago, the Nation's largest cities, several contiguous SMSA's (as designated for 1960) and additional counties that do not appear to meet the formal integration criteria but do have strong interrelationships of other kinds have been combined into the New York-Northeastern New Jersey and Chicago-Northwestern Indiana Standard Consolidated Areas, respectively. The former is identical with the New York-Northeastern New Jersey SMA of 1956 (and 1950), and as defined for these reports the latter is identical with the Chicago SMA of 1956 (and 1950).

For a more detailed discussion of the definitions of the metropolitan areas, see 1960 Census of Housing, Volume I, States and Small Areas, and 1950 Census of Housing, Volume I, General Characteristics.

Urban-rural and farm-nonfarm residence.--Although this report contains no separate statistics for urban and rural housing or for farm and nonfarm housing, these concepts are

applied when determining which units are included in the data on financial characteristics. For other characteristics, all units are included—urban and rural and farm and nonfarm.

For the 1956 and 1959 survey, urban areas were those designated urban for the 1950 Census. No adjustment was made for the fact that some areas which were rural in 1950 would have been urban in 1956 or 1959, and vice versa.

In 1950, urban housing comprised all dwelling units in (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, or villages, (b) incorporated towns of 2,500 inhabitants or more except in New England, New York, and Wisconsin, where "towns" are simply minor civil divisions of counties, (c) the densely settled urban fringe around cities of 50,000 inhabitants or more, including both incorporated and unincorporated areas, and (d) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining dwelling units were classified as rural.

In rural territory, farm residence is determined on the basis of number of acres in the place and total sales of farm products in 1959. An occupied dwelling unit is classified as a farm dwelling unit if it is located on a place of 10 or more acres from which sales of farm products amounted to \$50 or more in 1959, or on a place of less than 10 acres from which sales of farm products amounted to \$250 or more in 1959. Occupied units for which cash rent is paid are classified as nonfarm housing if the rent does not include any land used for farming (or ranching). The same definition of farm residence was used in the April 1960 Census.

In 1956, farm residence in rural territory was determined by the respondent's answer to the question, "Is this dwelling unit on a farm?" In addition, the instructions to the enumerators specified that a house was to be classified as nonfarm if the occupants paid cash rent for the house and yard only.

#### LIVING QUARTERS

Living quarters in the Components of Inventory Change program in December 1959 were enumerated as dwelling units or quasi-unit quarters. Usually a dwelling unit is a house, apartment, or flat. However, it may be a trailer or a single room in a residential hotel. A structure intended primarily for business or other nonresidential use may also contain a dwelling unit; for example, the rooms in a warehouse where the watchman lives. Quasi-unit quarters (or quasi-units) are found in such places as institutions, dormitories, barracks, and rooming houses.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room occupied or intended for occupancy as separate living quarters by a family or other group of persons living together or by a person living alone.

A dwelling unit is defined as (1) a group of rooms occupied or intended for occupancy as separate living quarters and having either separate cooking equipment or separate entrance; or (2) a single room occupied or intended for occupancy as separate quarters if (a) it has separate cooking equipment, (b) it is located in a regular apartment house, or (c) it constitutes the only living quarters in the structure.

Mobile trailers and tents, boats, and railroad cars are included in the inventory if they are occupied as dwelling units. They are excluded if they are vacant, used only for extra sleeping space or vacations, or used only for business. Trailers on a permanent foundation, whether occupied or vacant, are included in the inventory if they are occupied or intended for occupancy as separate living quarters (see "Trailer").

Both vacant and occupied dwelling units are included in the housing inventory. Vacant quarters are not included, however, if they are still under construction, being used for non-residential purposes, unfit for human habitation, condemned, or scheduled for demolition (see "Vacant dwelling unit").

<sup>&</sup>lt;sup>1</sup> In 1958, the definition was supplemented to include a county or group of contiguous counties which contains "twin cities" with a combined population of at least 50,000.

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Determination of dwelling unit .-- The decision as to what constitutes a dwelling unit was made on the basis of the living arrangements of the occupants, and not on relationship. The enumerator was instructed to ask whether more than one family lived in the house (or apartment) and, if so, whether they lived and ate with the family or had separate quarters. If only one family lived in the house (or apartment) or if the additional persons lived and ate with the family, the enumerator regarded the house (or apartment) as one dwelling unit and no further probing was necessary. On the other hand, if the additional persons had separate quarters, the enumerator was to determine whether their quarters were separate dwelling units on the basis of either separate cooking equipment or two or more rooms and separate entrance. Quarters that did not meet either criterion were not considered sufficiently separate to qualify as dwelling units; such quarters were combined into one dwelling unit (unless the combined quarters contained five or more lodgers, in which case they were considered quasi-unit quarters).

The enumerator was also instructed to ask whether there were other persons or families living in the building or elsewhere on the property and whether there were any vacant apartments on the property. Vacant quarters, to be considered dwelling units, also had to meet the criterion of separate cooking equipment or two or more rooms with separate entrance.

Separate cooking equipment is defined as (1) a regular range or stove, whether or not it is used, or (2) other equipment such as a hotplate or electrical appliance if (a) it is used regularly for the preparation of meals, or (b) most of the quarters in the structure have a regular stove, hotplate, or similar equipment. Equipment is for exclusive use if it is used only by the occupants of one unit, including lodgers or other unrelated persons living in the dwelling unit. Vacant units with no cooking equipment at the time of enumeration are considered to have cooking equipment if the last occupants had such equipment.

A dwelling unit has a separate entrance if the occupants can reach their quarters directly through an outside door or if they can reach their quarters through a common hall and need not pass through a room which is part of another unit.

Regular apartment house. -- In a regular apartment house, each apartment is one dwelling unit if it is occupied or intended for occupancy by a single family or by a person living alone. Usually, such apartments have separate cooking equipment or consist of two or more rooms and a separate entrance; however, they may consist of only one room and lack separate cooking equipment.

Rooming house, boarding house. If the quarters of any of the occupants in a rooming or boarding house have separate cooking equipment or consist of two or more rooms and separate entrance, such quarters are considered separate dwelling units. The remaining quarters are combined with the landlord's quarters or with each other if the landlord does not live in the structure. If the combined quarters contain four or fewer lodgers, they are classified as one dwelling unit; if the combined quarters contain five ormore lodgers, they are classified as a quasi-unit. In a dormitory, sorority house, fraternity house, residence hall, monastery, convent, nurses home, mission, and flophouse, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants (see "Quasi-unit").

The distinction between rooming houses and regular apartment houses, and between rooming houses and hotels, was made by the enumerator presumably on the basis of local usage.

Hotel, motel. - In a hotel or motel where the majority of the accommodations are permanent, each of the quarters is a dwelling unit if it has separate cooking equipment or consists of two or more rooms rented as a suite. All the remaining living quarters are combined and classified as a quasi-unit.

In a "transient" hotel or motel, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants. A hotel or motel is considered "permanent" if more than half the rooms, suites, or other living accommodations are occupied or reserved for occupancy by guests who seek lodging for a period of time (usually a month or more) and who are as a rule granted reductions from the daily or weekly rates (see "Quasi-unit").

Institution, general hospital. -- Family quarters of staff personnel are separate dwelling units if they are located in a building containing only family quarters for staff personnel. All other living quarters are considered a quasi-unit (see "Quasi-unit").

Comparability with 1956 survey and 1950 Census..-The definition of "dwelling unit" used in the December 1959 survey is the same as that used in the 1956 survey and the 1950 Census.

Comparability with April 1960 Census. -- In the April emumeration of the 1960 Census of Housing, the unit of enumeration was the housing unit. Although the definition of "housing unit" in 1960 is essentially similar to that of "dwelling unit" in the December 1959 survey, the housing unit definition was designed to encompass all private living quarters, whereas the dwelling unit definition did not cover all private living accommodations. (The "dwelling unit" concept was retained for the December 1959 survey to permit unit-by-unit comparison with 1956.) In the April 1960 Census, a house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters, that is, when the occupants do not live and eat with any other persons in the structure and there is either (1) direct access from the outside or through a common hall, or (2) a kitchen or cooking equipment for the exclusive use of the occupants of the quarters.

The main difference between dwelling units and housing units is in the treatment of one-room quarters. In the April 1960 Census, separate living quarters consisting of one room without separate cooking equipment qualify as a housing unit if the room has direct access whether in an apartment house, rooming house, or house converted to apartment use. In hotels in 1960, a single room qualifies as a housing unit if occupied by a usual resident (i.e., a person who considers the hotel his usual place of residence or a person who has no usual place of residence elsewhere); a vacant room (including quarters temporarily occupied by a nonresident) qualifies as a housing unit only if 75 percent or more of the accommodations in the hotel are occupied by usual residents. In the December 1959 survey, separate living quarters consisting of one room without cooking equipment qualify as a dwelling unit only when located in a regular apartment house or when the room constitutes the only living quarters in the structure. In hotels in 1959, occupied and vacant quarters consisting of one room are classified as dwelling units only if they have separate cooking equipment and if they are in a permanent hotel.

The evidence thus far suggests that the use of the dwelling unit concept in the December 1959 survey instead of the housing unit concept as in the April 1960 Census has relatively little effect on the counts for large areas and for the Nation. Any effect which the change in concept may have on comparability can be expected to be greatest in statistics for certain census tracts and blocks, shown in other reports. Living quarters classified as housing units but which would not be classified as dwelling units tend to be clustered in tracts and blocks where many persons live separately in single rooms in hotels, rooming houses, and other light housekeeping quarters.

As indicated above, the housing unit concept is more inclusive than the dwelling unit concept. The single effect of the conceptual difference, however, may not be revealed by the results of two separate surveys or censuses. For the December 1959 survey and the April 1960 Census, other factors which affect comparability include the different enumeration procedures

employed, the degree of overemmeration and underenumeration in both the survey and the census, the sampling variability of the 1959 estimate, and the ratio estimation procedure used for the 1959 results. The results of the two enumerations are being evaluated in more detail. (See also section on "Relation to April 1960 Census of Housing.")

Quasi-unit. --Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were similarly classified in 1956. They are located most frequently in institutions, hospitals, murses' homes, rooming and boarding houses, transient accommodations, military and other types of barracks, college dormitories, fraternity and sorority houses, convents, and monasteries. Quasi-units are also located in a house or apartment in which the living quarters contain five or more lodgers. The concept of quasi-units is similar to the concept of group quarters in the April 1960 Census. Quarters classified as quasi-units are not included in the housing inventory.

#### COMPONENTS OF CHANGE

The housing inventory has been divided into components to reflect the several kinds of changes that occur. The term "components of change" refers to these individual parts, which are designed to explain (a) the source of the 1959 housing inventory, and (b) the disposition of the 1956 housing inventory.

In terms of the 1959 inventory, the components of change consist of:

Units added through new construction Units added through other sources Units changed by conversion Units changed by merger Same units

In terms of the 1956 inventory, the components of change consist of:

Units lost through demolition Units lost through other means Units changed by conversion Units changed by merger Same units

The above classifications were obtained largely by comparing each dwelling unit in the sample directly with the 1956 survey returns. Through the procedures used in this survey, it was possible to classify the component of change on the basis of the situation existing in 1959 and the situation reported in the 1956 survey records (see "Collection and processing of data"). In instances where the 1956 records were missing or the identification was incomplete, the snumerator determined the classification through inquiry of the present occupants or informed neighbors.

Same units.--Living quarters enumerated as one dwelling unit in 1959 are classified as "same" if the quarters existed as one and only one dwelling unit in 1956. Thus, "same" units are common to both the 1956 and 1959 inventories. Units which changed after 1956 but by 1959 had changed back to the 1956 status are also considered "same" units. For example, a 1956 dwelling unit converted into several units and later merged to one unit, or a dwelling unit changed to nonresidential use and later restored to its 1956 residential use are "same" units.

Changes in the characteristics of a dwelling unit since 1956 do not affect its classification as "same" if it was one dwelling unit in 1956 and in 1959. Examples of such changes in characteristics are: Finishing a bedroom in the attic, installing an extra bathroom, and enlarging the kitchen.

Units changed by conversion. -- Conversion refers to the creation of two or more dwelling units from fewer units through structural alteration or change in use. Structural alteration includes such changes as adding a kitchen or installing partitions to form another dwelling unit. Change in use may result

from a simple rearrangement in the space without structural alteration, such as locking a door which closes off one or more rooms to form a separate dwelling unit.

The term "changed by conversion" is applicable to both the 1956 and 1959 inventories. For example, one dwelling unit in the 1956 inventory which subsequently was converted to three dwelling units was counted as one unit changed by conversion for purposes of the 1956 statistics and as three units changed by conversion for purposes of the 1959 statistics. Thus, subtraction of the 1956 figure from the 1959 figure yields the net number of dwelling units added as a result of conversion. The number of conversions does not include units that had been converted at some point between 1956 and 1959 but had reverted to the 1956 status before the 1959 enumeration.

Units changed by merger.—Merger refers to the combining of two or more dwelling units into fewer units through structural alteration or change in use. Structural alteration includes such changes as the removal of partitions or the dismantling of kitchen equipment. Change in use may result from a simple rearrangement of space without structural alteration, such as unlocking a door which formerly separated two dwelling units. A change in use also occurs, for example, when a family occupies both floors of a house which formerly contained a dwelling unit on each floor.

The term "changed by merger" is applicable to both the 1956 and 1959 inventories. For example, two dwelling units in the 1956 inventory which subsequently were merged into one dwelling unit were counted as two units changed by merger for purposes of the 1956 statistics, and as one unit changed by merger for purposes of the 1959 statistics. Thus, subtraction of the 1959 figure from the 1956 figure yields the net number of dwelling units lost as a result of merger. As with conversions, units that had merged after 1956 and had been converted to their 1956 status before December 1959 are not included in the figures on mergers.

Units added through new construction.—Any dwelling unit built between December 1956 and December 1959 is classified as a unit added by "new construction." Dwelling units built in that period but removed from the housing inventory before December 1959 are not reflected in the figures in this report. Dwelling units built during the period but subsequently changed by conversion or merger are classified as new construction in terms of the number existing in December 1959. Vacant units under construction at the time of enumeration were enumerated only if construction had proceeded to the point that all the exterior windows and doors were installed and final usable floors were in place.

Typically, in about half the cases, units were classified as "new construction" if the reported date of construction was later than December 1956 and if the address of the unit did not appear in the 1956 records. For the remaining cases, "new construction" estimates were based on a procedure utilizing the 1956 survey and 1950 Census records. See "Collection of data" and "Sample design."

Comparable statistics on the number of units built since 1956 according to the data on year built from the April 1960 Census of Housing are not available.

Units added through other sources. -- Any dwelling unit added to the inventory between December 1956 and December 1959 which is not specifically covered under the heading of new construction or conversion is classified as a unit added through other sources. This component includes the following types of additions:

- 1. Units created from living quarters classified as quasi-units in 1956; for example, a one-room dwelling unit created from a sleeping room in a rooming house through the installation of cooking equipment.
- 2. Units created from nonresidential space such as a store, garage, or barn.

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3. Units moved to site during the period December 1956 to December 1959. Such units, if moved within the same area, do not necessarily result in a net addition to the total inventory since they presumably represent units lost in the place from which they were moved. A mobile trailer, whether on a different site or the same site as in 1956, is a net addition if occupied as a dwelling unit in 1959 but not in 1956.

The additions from other sources do not include units which were added to the inventory after December 1956 and lost or withdrawn from the inventory before December 1959.

Units lost through demolition. -- A dwelling unit which existed in December 1956 and which was demolished on the initiative of a public agency or as a result of action on the part of the owner is classified as a unit lost through demolition.

Units lost through other means. -- Any dwelling unit which registed in December 1956 and which was lost to the housing inventory through means other than demolition or merger is classified as a unit lost through other means. This component includes the following types of losses:

- Units lost by change to quasi-units; for example, a one-room dwelling unit changed to a sleeping room by the removal of cooking equipment, or a dwelling unit changed to a quasi-unit because five lodgers were added to the household.
- Vacant units lost from the inventory because they are unfit for human habitation (see "Vacant dwelling unit").
- 3. Vacant units lost from the inventory because they are scheduled for demolition or because they are condemned for reasons of health or safety so that further occupancy is prohibited.
  - 4. Units lost by change to nonresidential use.
- 5. Units moved from site since December 1956. Such units, if moved within the same area, do not necessarily result in a net loss from the total inventory since they presumably represent units added in the place to which they were moved. A mobile trailer, whether on a different site or the same site as in 1956, resulted in a net loss if occupied as a dwelling unit in 1956 but not in 1959.
- 6. Units destroyed by fire, flood, or other cause. Because of the difficulty of ascertaining the actual cause of the disappearance of a unit, due to the time period involved and the difficulty of locating a reliable respondent, it is possible that some units recorded as destroyed by fire, flood, or other cause had actually been demolished, and vice versa.

Units lost through other means do not include units which were lost during the period but restored as dwelling units by December 1959. For example, losses do not include 1956 dwelling units that were changed to nonresidential use and back to dwelling units by December 1959, or 1956 dwelling units that became vacant and unfit for human habitation and then rehabilitated by December 1959.

#### OCCUPANCY CHARACTERISTICS

Occupied dwelling unit. -- A dwelling unit is "occupied" if it is the usual place of residence of the person or group of persons living in it at the time of emumeration. Included are units occupied by persons who are only temporarily absent, such as persons on vacation. Units occupied by persons with no usual place of residence are also considered "occupied." For example, a unit occupied by migratory workers who have no usual residence elsewhere is considered occupied; however, if the migrants have a residence elsewhere, the unit in which they are temporarily living is classified as vacant.

This same definition for classifying a unit as occupied was used in the April 1960 Census and in the 1956 survey.

Vacant dwelling unit.--A dwelling unit is "vacant" if no persons are living in it at the time of enumeration. However, if its occupants are only temporarily absent, the unit is

considered occupied. Units temporarily occupied entirely by persons having a usual place of residence elsewhere are classified as vacant (the unit at their usual residence is considered occupied). A vacant unit may be furnished or unfurnished; it may be offered for rent or sale; it may have been rented or sold but the new occupants have not moved in; or it may be held off the market for the owner's occasional or future use, for speculation, or for other reasons.

Newly constructed vacant units are included in the inventory if construction has reached the point that all the exterior windows and doors are installed and the final usable floors are in place. If construction had not reached this point, the unit was not enumerated.

Dilapidated vacant units were enumerated as dwelling units provided they were still usable as living quarters. Vacant quarters were not enumerated if they were unfit for human habitation. Vacant quarters are defined as unfit for human habitation if, through deterioration or vandalism, most of the doors and windows are missing and the floors are unsafe. If doors and windows are boarded up or stored to keep them from being destroyed, they are not to be considered missing. In terms of the 1956 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1956 inventory. Conversely, vacant quarters which were unfit for human habitation in 1956 but which were made usable as living quarters by 1959 are reported as units added to the inventory.

Vacant quarters are excluded from the housing inventory if there is positive evidence (a sign, notice, or mark on the house or in the block) that the unit is to be demolished. Vacant quarters condemned for reasons of health or safety so that further occupancy is prohibited are likewise excluded from the inventory. Also excluded are vacant mobile trailers and quarters used for commercial or business purposes or used for the storage of hay, machinery, business supplies and the like, unless the use is only temporary, in which case they were enumerated as dwelling units. Quarters of these types, which were dwelling units in 1956, are reported as losses from the 1956 inventory; they are reported as units added to the inventory when the reverse was true.

With few exceptions, these same general instructions were used in the April 1960 Census and in the 1956 survey. In 1959 and 1960, however, the instructions for enumerating certain vacant units were more specific than in 1956, particularly the instructions regarding units to be demolished, units unfit for human habitation, and units being used for nonresidential purposes.

Vacancy status.—Available vacant units are units which are for year-round occupancy, are not dilapidated, and are offered for rent or for sale. Units available for sale only are the available vacant units which are offered for sale only; they exclude units offered "for sale or rent." Units available for rent are the available vacant units which are offered for rent and those offered for rent or sale at the same time. Other vacant units comprise the remaining vacant dwelling units. They comprise dilapidated units, seasonal units, units rented or sold and awaiting occupancy, units held for occasional use, units temporarily occupied entirely by persons having a usual residence elsewhere, and units held off the market for other reasons. Year-round dwelling units are units which are usually occupied or intended for occupancy at any time of the year. Seasonal units are intended for occupancy during only a season of the year.

The same definition of vacancy status was used in the April 1960 Census (except that "not dilapidated" units were classified as "sound" or "deteriorating" in 1960). Comparability may be affected in some areas, however, because of the use of two categories for condition in 1959 compared with three in 1960, and the use of the dwelling unit concept in 1959 compared with the housing unit concept in 1960.

The definitions used in the 1956 survey also were the same as those used in the 1959 survey.

Color. -- The occupants of dwelling units are classified according to the color of the head of the household into two groups, white and nonwhite. The color group designated "nonwhite" consists of such races or ethnic groups as Negro, American Indian, Japanese, Chinese, Filipino, Korean, Asian Indian, and Malayan. Persons of Mexican birth or ancestry who are not definitely of Indian or other nonwhite race are classified as white. Persons of mixed racial parentage are classified as nonwhite. The same classification was used in the April 1960 Census and in the 1956 survey.

The concept of race, as it has been used by the Bureau of the Census, is derived from that which is commonly accepted by the general public. In the December 1959 survey and in the 1956 survey, the classification was obtained in most cases by the enumerator's observation, whereas in the April 1960 Census, it was possible for members of the household to classify themselves. The use of self-enumeration in April 1960 may have affected the accuracy of the data on color compared with other censuses or surveys.

<u>Persons.</u>--All persons enumerated as members of the household were counted in determining the number of persons who occupied the dwelling unit. These persons include not only occupants related to the head but also any lodgers, foster children, wards, and resident employees who shared the living quarters of the household head.

The median number of persons for occupied dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the units having more persons and one-half having fewer persons than the median. In the computation of the median, a continuous distribution was assumed, with the whole number of persons as the midpoint of the class interval. For example, when the median was in the 3-person group, the lower and upper limits were assumed to be 2.5 and 3.5 persons, respectively.

The same concept was applied in the April 1960 Census and in the 1956 survey.

Persons per room...The number of persons per room was computed for each occupied dwelling unit by dividing the number of persons by the number of rooms in the unit. The tabulation form contained terminal categories of "10 or more" rooms and "10 or more" persons. For purposes of the computation, each of the terminal categories was given a mean value of 11. Essentially the same procedure was used for the April 1960 Census. The number of persons per room was not computed for the 1956 survey.

Tenure. -- A dwelling unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. The owner need not be the head of the household. A cooperative apartment unit is "owner occupied" only if the owner lives in it.

All other occupied units are classified as "renter occupied," including units rented for cash as well as units occupied without payment of cash rent. Units rented for cash are units for which any money rent is paid or contracted for. Such rent is commonly paid by the occupants but may be paid by persons not living in the unit-for example, a welfare agency. Units for which no cash rent is paid include units provided by relatives not living in the unit and occupied without rental payment, units provided in exchange for services rendered, and units occupied by a tenant farmer or sharecropper who does not pay any cash rent. "No cash rent" appears as a category in the rent tabulations.

The same definition of tenure was used in the April 1960 Census and in the 1956 survey.

Owner of unit. -- The owner of the unit refers to some member of the household who lives in the unit and is the owner or co-owner of the dwelling unit. The owner may be the head or his wife, some other relative of the head, or a nonrelative of the head. Units co-owned by two or more household members are tabulated in the category "head or wife" if either the head or

wife is a co-owner. If neither the head nor his wife is a co-owner, but at least one of the co-owners is related to the head (by blood, marriage, or adoption), the unit is tabulated in the category "other relative of head."

The "age of owner" is the age of the household member who owns the unit. If the head and wife own the unit jointly, the unit is tabulated according to the age of the head.

Although information on tenure was obtained in the April 1960 Census and in the 1956 survey, no information was obtained on the identity of the owner of the unit.

#### STRUCTURAL CHARACTERISTICS

Rooms. -- The number of rooms is the count of whole rooms used for living purposes, such as living rooms, dining rooms. bedrooms, kitchens, finished attic or basement rooms, recreation rooms, lodgers' rooms, and rooms used for offices by a person living in the unit. Not considered as rooms are bathrooms; halls, foyers, or vestibules; closets; alcoves; pantries; strip or pullman kitchens; laundry or furnace rooms; unfinished attics, basements, and other space used for storage; porches, unless they are permanently enclosed and suitable for yearround use; and offices used only by persons not living in the unit. A partially divided room, such as a dinette next to a kitchen or living room, is considered a separate room if there is a partition from floor to ceiling. If a room is shared by occupants of more than one unit, it is included with the unit from which it is most easily reached. The same concept was used in the April 1960 Census and in the 1956 survey.

The median number of rooms is the theoretical value which divides the distribution of units into two equal parts-one-half the units having more rooms and one-half having fewer rooms than the median. The median was computed in the same manner as the median number of persons, and in tables 2 and 3 the median was computed on the basis of more detailed intervals than are shown in the table.

Units in structure. In determining the number of units in the structure, the enumerator was instructed to count both occupied and vacant dwelling units, but not business units or quasi-units. A structure is defined as a separate building that either has open space on all four sides, or is separated from other structures by dividing walls that extend from ground to roof. For row houses, double houses, or houses attached to nonresidential structures, each house is a separate structure if the dividing or common wall goes from ground to roof. In apartment developments or in housing developments of the village or garden type, each building with open space on all sides is a separate structure. Statistics are presented in terms of number of dwelling units rather than number of residential structures.

Essentially the same concept was used in the April 1960 Census. Comparability may be affected, however, by the difference in the concept of dwelling unit in 1959 and housing unit in April 1960.

Trailer.--The 1959 inventory includes trailers which are used as separate living quarters. Mobile trailers are included only if occupied as separate living quarters. A trailer is "mobile" if it rests on wheels or on a temporary foundation, such as blocks or posts. Trailers on a permanent foundation are included if occupied as separate living quarters, or vacant and intended for occupancy as separate living quarters. A trailer is "on a permanent foundation" if it is mounted on a regular foundation of brick, stone, concrete, etc. When trailers are not shown as a separate category in a table, they are included with units in "1 unit" structures.

In 1956, the same types of trailers were included in the housing inventory as in 1959. In the April 1960 Census, however, only trailers which were occupied as separate living quarters were included in the inventory; vacant trailers, whether mobile or on a permanent foundation, were excluded. In

all three enumerations, when one or more rooms are added to a trailer, it is no longer classified as a trailer and is treated the same as a house, apartment, or flat.

Under the subject "Units in structure" in table 1, the category "trailer" for 1959 designates all trailers that were in the housing inventory—the occupied mobile trailers and the occupied and vacant trailers on a permanent foundation. For 1956, the category comprises only occupied mobile trailers; permanent trailers were classified as "house, apartment, or flat" and thus were included in the category "l unit" in structure. In the 1960 results, the category "trailer" designates occupied mobile trailers and occupied trailers on a permanent foundation.

Year structure built. -- "Year built" refers to the date the original construction of the structure was completed, not to any later remodeling, addition, or conversion. For trailers, the model year was assumed to be the year built.

The figures on the number of units built during a given period relate to the number of units in existence at the time of enumeration. The figures reflect the number of units constructed during a given period plus the number created by conversions in structures originally built during that period, minus the number lost in structures built during the period. Losses occur through demolition, fire, flood, disaster; change to nonresidential use; or merger to fewer dwelling units.

Data on year built are more susceptible to errors of response and nonreporting than data on many of the other items. In most cases, the information was given according to memory or estimates of the occupants of the structure or of other persons who had lived in the neighborhood a long time. Data on year built are available from the April 1960 Census and the 1956 survey. While the definitions were the same in the three enumerations, comparability of the data may be affected by relatively large reporting errors. The data from the December 1959 survey, may differ from data derived from other sources because of the special procedures employed in the Components of Inventory Change program. (See discussion of new construction in sections on "Components of change" and "Sample design" in this report and in Part 1A of Volume IV.)

#### CONDITION AND PLUMBING FACILITIES

Both the condition of a dwelling unit and the type of plumbing facilities are considered measures of the quality of housing. Categories representing various levels of housing quality have been established by presenting the items in combination.

To measure condition, the enumerator classified each dwelling unit in one of two categories: Not dilapidated or dilapidated. The plumbing facilities that are combined with condition are: Water supply, toilet facilities, and bathing facilities.

Condition. The enumerator determined the condition of the dwelling unit by observation, on the basis of specified criteria related to the extent or degree of visible defects. The types of defects the enumerator was to look for are associated with weather tightness, extent of disrepair, hazards to the physical safety of the occupants, and inadequate or makeshift construction. These are signs of other structural defects which may be hidden. Defects which would be revealed only by a more careful inspection than is possible during a census, such as the presence of dampness or infestation, inadequate wiring, and rotted beams, are not included in the criteria for determining the condition of a unit.

Dilapidated housing does not provide safe and adequate shelter and in its present condition endangers the health, safety, or well-being of the occupants. Such housing has (a) one or more critical defects; or (b) has a combination of minor defects in sufficient number or extent to require considerable repair or rebuilding; or (c) is of inadequate original

construction. The defects are either so critical or so widespread that the dwelling unit is below the generally accepted minimum standard for housing and should be torn down, extensively repaired, or rebuilt.

A critical defect is serious enough in itself to warrant classifying a unit as dilapidated. Examples of critical defects are: Holes, open cracks, or rotted, loose, or missing material (clapboard siding, shingles, bricks, concrete, tile, plaster, or floorboards) over a considerable area of the foundation, outside walls, roof, chimney, or inside walls, floors, or ceilings; substantial sagging of floors, walls, or roof; and extensive damage by storm, fire, or flood.

To be classified as dilapidated on the basis of minor defects, a dwelling unit must have such defects in sufficient number or extent that it no longer provides safe and adequate shelter. No set number of minor defects is required. Examples of minor defects are: Holes, open cracks, rotted, loose, or missing material in the foundation, walls, roof, floors, or ceilings but not over a considerable area; shaky or unsafe porch, steps, or railings; several broken or missing windowpanes; some rotted or loose window frames or sashes that are no longer rainproof or windproof; broken or loose stair treads, or broken, loose, or missing risers, balusters, or railings of inside or outside stairs; deep wear on doorsills, doorframes, outside or inside steps or floors; and damaged, unsafe, or makeshift chimney such as a stovepipe or other uninsulated pipe leading directly from the stove to the outside through a hole in the roof, wall, or window. Such defects are signs of neglect which lead to serious structural deterioration or damage if not corrected.

Inadequate original construction includes: Shacks, buts, or tents; structures with makeshift walls or roofs, or built of packing boxes, scrap lumber or tin; structures lacking foundations (walls rest directly on the ground); structures with dirt floors; and cellars, sheds, barns, garages, or other places not originally intended for living quarters and inadequately converted to such use. Such units are classified as dilapidated.

The enumerator was instructed to judge each unit on the basis of its own characteristics, regardless of the neighborhood, age of the structure, or the race or color of the occupants. He was cautioned, for example, that although lack of paint is only a slight defect, this and other signs of neglect are warnings to look closely for more serious defects. Also, exterior covering may improve the appearance of a structure but not its condition, and the sturdiness of brick or other masonry walls can be misleading if there are defects in other parts of the structure.

The enumerator was provided with detailed oral and written instructions and with visual aids. A filmstrip of photographs depicted various types of defects and a recorded narrative explained how to determine the classification of condition on the basis of these defects. Nevertheless, it was not possible to achieve uniform results in applying the criteria for determining the condition of a unit. Data on condition for large areas, which are based on the work of a number of enumerators, tend to have a smaller margin of relative error than data for small areas, which depend on the work of only a few enumerators.

The concept, definition, and training materials used in the December 1959 survey were the same as those used in the 1956 survey. In the April 1960 Census, three levels of condition are reported: Sound, deteriorating, and dilapidated. The 1959 "dilapidated" and the 1960 "dilapidated" are considered comparable catégories since the same basic concept of dilapidation was used; and the 1959 category "not dilapidated" is considered comparable with the 1960 categories "sound" and "deteriorating" combined. It is possible, however, that the change in categories introduced an element of difference between the 1959 and 1960 statistics.

Plumbing facilities.--The category "with all plumbing facilities" consists of units which have piped hot and cold water inside the structure, and flush toilet and bathtub (or shower) inside the structure for the exclusive use of the occupants of the unit.

Units "lacking only hot water" have all the facilities except hot water. Units "lacking other plumbing facilities" may (or may not) have hot water but lack one or more of the other specified facilities. Also included in this category are units having no piped water inside the structure and units whose occupants share toilet or bathing facilities with the occupants of another dwelling unit. The combination of "lacking only hot water" and "lacking other plumbing facilities" is presented as "lacking some or all facilities" in some of the tables.

Facilities are "for exclusive use" if they are used only by the occupants of the one dwelling unit, including lodgers or other unrelated persons living in the dwelling unit. Facilities are considered "inside the structure" if they are located in the same structure as the dwelling unit; they may be located within the dwelling unit itself, or in a hallway, basement, or room used by occupants of several units. A unit has "hot" water whether hot water is available the year round or only part of the time; for example, it may be supplied only at certain times of the day, week, or year.

The same concepts were used in the April 1960 Census and in the 1956 survey. The 1959 category "with all plumbing facilities" is equivalent to the 1956 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1956 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1956 combination of "with running water, lacking private toilet or bath" and "no running water."

Bathroom.--A dwelling unit has a complete bathroom if it has a flush toilet and bathtub (or shower) for the exclusive use of the occupants of the unit and also has piped hot water. The facilities must be located inside the structure but need not be in the same room. Units with two or more complete bathrooms and units with a partial bathroom in addition to a complete bathroom are included in the category "more than l." Units which lack one or more of the specified facilities are included in the category "shared or none" together with units which share bathroom facilities.

This same concept was used in the April 1960 Census. In 1956, however, no data on the number of bathrooms were provided although data were presented on the number of units with both private flush toilet and bathtub (or shower) and hot running water.

#### FINANCIAL CHARACTERISTICS

Value.--Value is the respondent's estimate of how much the property would sell for on the current market. Value data are restricted to owner-occupied units having only one dwelling unit in the property and no business. A business for this purpose is defined as a clearly recognizable commercial establishment such as a restaurant, store, or filling station. Units in multiunit structures and trailers were excluded from the tabulations; and in rural territory units on farms and all units on places of 10 acres or more (whether farm or nonfarm units) were excluded. The values of such units are not provided because of variation in the use and size of the property.

A property generally consists of the house and the land on which it stands. The estimated value of the entire property, including the land, was to be reported, even if the occupant owned the house but not the land, or the property was owned jointly with another owner.

The median value of dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the cases falling below this value and one-half the cases exceeding this value. In the computation of the median, the lower limit of a class interval was assumed to stand at the beginning of the value group and the upper limit at the beginning of the successive value group. Medians were rounded to the nearest

nundred dollars. In some instances, the medians were computed on the basis of more detailed tabulation groups than are shown in the tables.

The definition of value and the restriction on the type of units for which value data are presented are the same as for the April 1960 Census. In 1956 also, these same concepts were used with a minor exception--the 1956 data excluded values for farm units in rural areas but included nonfarm units on places of 10 acres or more.

In table 6, the 1959 value is cross-tabulated by the 1956 value for "same" units. The shift in values between 1956 and 1959 may reflect differences in condition, equipment, or alterations, as well as changes in price level. The comparison is restricted to owner-occupied nonfarm units with only one dwelling unit in the property and no business. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as trailer, renter-occupied, or vacant units, or were classified as owner-occupied units with more than one unit in the property, with business, on a farm, or on a place of 10 or more acres in rural territory. The comparable category in the stub comprises units whose 1956 classification was trailer; renter occupied; vacant; or owner occupied with more than one unit in the property, with business, or on a farm.

Contract rent.--Contract rent is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included. If the rent includes payment for a business unit or additional dwelling units, an estimate of the rent for the dwelling unit being enumerated is reported. Rent paid by lodgers or roomers is disregarded if they are members of the household. The data exclude rents for farm units in rural territory.

The median rent is the theoretical rent which divides the distribution into two equal parts--one-half the cases falling below this rent and one-half the cases exceeding this rent. Renter-occupied units for which "no cash rent" is paid are excluded from the computation of the median. Medians were rounded to the nearest whole dollar.

These same concepts were used in the April 1960 Census, as well as in the 1956 survey.

Gross rent..-The computed rent termed "gross rent" is the contract rent plus the average monthly cost of utilities (water, electricity, gas) and fuels such as wood, coal, and oil if these items are paid for by the renter. Thus, gross rent eliminates differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment. If the utility or fuel bill covered a business unit or additional dwelling units, an amount was to be reported for the one dwelling unit being enumerated. Rent data exclude rents for farm units in rural territory.

The median gross rent was computed in the same manner as the median contract rent. In the computation, the lower limit of a class interval was assumed to stand at the beginning of the rent group and the upper limit at the beginning of the successive rent group. In some instances, it was computed on the basis of more tabulation groups than are shown in the tables. Medians were rounded to the nearest whole dollar. Renter-occupied units for which "no cash rent" is paid are shown separately in the tables and are excluded from the computation of the median.

The same concept and restriction on the type of units for which gross rent is presented were used for the April 1960 Census. For the 1956 data in tables 3 and 7, this same procedure was followed. For the 1956 data in table 1, however, an additional adjustment was made to gross rent; if the use of furniture was included in the contract rent, the reported estimated rent of the unit without furniture was used in the computation.

In table 7, the 1959 gross rent is cross-tabulated by the 1956 gross rent for "same" units. The shift in rents may reflect differences in facilities, services, or condition, as well as changes in the level of rents. Changes reflected by

these data are not comparable with changes in rents obtained by the Bureau of Labor Statistics for its Consumer Price Index. The data compiled by the Bureau of Labor Statistics represent changes in rent for essentially identical units with identical services and facilities. The comparison in table 7 is restricted to renter-occupied nonfarm units. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as owner-occupied, renter-occupied farm, or vacant units. The comparable category in the stub comprises units whose 1956 classification was one of these types.

#### HOUSEHOLD CHARACTERISTICS

Household characteristics are based on information reported for each member of the household. Each person was listed by name, and information was recorded on age and relationship to head. Information for similar items was recorded for each household member in the 1960 Census of Population and in the 1966 survey.

Household.--A household consists of all the persons who occupy a dwelling unit. By definition, therefore, the count of occupied dwelling units would be the same as the count of households.

Head of household. The head of the household is the person considered to be the head by the household members. However, if a married woman living with her husband is reported as the head, her husband is classified as the head for the purpose of census tabulations.

Household composition.—Each household in the group "male head, wife present, no nonrelatives" consists of the head, his wife, and other persons, if any, all of whom are related to him. A household was classified in this category if both the husband and wife were reported as members of the household even though one or both were temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes households with male head, wife present, with nonrelatives living with them; male head who is married, but with wife absent because of separation or other reason where husband and wife maintain separate residences for several months or more; and male head who is widowed, divorced, or single. "Female head" comprises all female heads regardless of their marital status. Included are female heads without a spouse and female heads whose husbands are living

away from their families, as for example, husbands in the Armed Forces living on military installations.

Comparable data on household composition are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing. The categories differ, however, in that one-person households in the 1960 report are shown separately and are not included in the categories "other male head" and "female head."

Categories similar to the 1959 categories are available from the 1956 National Housing Inventory, Volume III, Characteristics of the 1956 Inventory.

<u>Presence</u> of nonrelatives.--A nonrelative of the head is any member of the household who is not related to the household head by blood, marriage, or adoption. Lodgers (roomers, partners, wards, and foster children) and resident employees are included in this category.

Similar data are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing, under "Type of household." Comparable data are not available from the 1956 survey reports.

Own children.--An "own child" is defined as a son, daughter, stepchild, or adopted child of the head. The category "under 6 years only" relates to households with own children 5 years old and younger and no own children 6 to 17 years inclusive. Similarly, the category "6 to 17 years only" relates to households with own children 6 to 17 years and no own children under 6. Units in the category "both age groups" have at least one own child in each of the two age groups.

Some data on own children are presented in the population reports of the 1960 Census of Population. Similar data are not presented in the 1956 reports.

Persons 65 years and over.—All persons, including the head, who are members of the household and are 65 years old and over are included in the count of persons 65 years and over. The statistics are presented in terms of the number of occupied units having 0, 1, 2, or 3 or more such persons. Though the total number of persons 65 years old and over cannot be derived from the distribution, the number can probably be closely estimated; units with 3 or more persons 65 and over will seldom have more than 3 such persons.

Selected data on characteristics of housing occupied by persons 60 years old and over are available from the April 1960 Census in 1960 Census of Housing, Volume VII, Housing of Senior Citizens. No comparable data are available from the 1956 survey.

## COLLECTION AND PROCESSING OF DATA

The collection and processing of data in the December 1959 Components of Inventory Change survey differed in several important respects from the procedures used in other parts of the 1960 Census program. The December 1959 survey was designed to provide estimates of the components of change for both the 1957 to 1959 and 1950 to 1959 periods. A brief description of the procedures used to produce the 1957 to 1959 data is given below; the procedures used to produce the 1950 to 1959 data are described in Part 1A of Volume IV. A detailed description of the forms and procedures used in the collection of the data is given in a report entitled Survey of Components of Change and Residential Finance of the United States Census of Housing, 1960: Principal Data-Collection Forms and Procedures. Further detail on procedures will appear in a report entitled Eighteenth Decennial Census: Procedural History.

#### COLLECTION OF DATA

Survey design. The December 1959 survey was designed to utilize, whenever possible, the sampling materials and information from the 1956 National Housing Inventory (NHI). In the

NHI and in the December 1959 survey, data were collected for dwelling units located in a sample of clusters or land area segments representative of the area. The 1959 sample consisted, in large part, of segments that were used also in the 1956 survey. As described in "Sample design," the 1959 survey used additional segments to reflect new construction.

Timing.-December 1959 is the survey date for the Components of Inventory Change survey, and the statistics may be regarded as applying to that date. Some of the enumeration however, began in late October 1959 and some extended into early 1960. Information reported by the enumerator reflected the situation at the time of enumeration.

Survey techniques.--Three basic survey techniques were used to obtain measures of the number of dwelling units by components of change. The estimates of the 1957 to 1959 components for units that were not added to the inventory, that is, units existing in 1956, depend on the first two techniques which were used for segments that were enumerated in the 1956 NHI. Estimates of 1957 to 1959 components representing additions to the 1956 inventory are obtained from the first technique plus a

combination of the second and third techniques. The third technique was used for segments not in the NHI and constituted only a small part of the sample.

- 1. This technique was designed to obtain estimates of new construction units and other additions, conversions, mergers, demolitions and other losses, and units which were "same" in 1956 and 1959. In this procedure, the enumerator was supplied with a map of the sample segment and a copy of the 1956 records. The enumerator listed each dwelling unit existing in the segment at the time of enumeration and compared it directly with the 1956 survey returns. On the basis of this comparison and from information supplied by the respondent, the enumerator reported the status of each unit in relation to the situation in 1956. At the same time, the enumerator accounted for all dwelling units that existed in the segment in 1956 according to the NHI records. Thus, the enumerator reported whether the 1956 unit was the same, was involved in a conversion or merger, or whether it was a loss, e.g., had been demolished, had changed to nonresidential use, had moved from site, had changed to quasi-unit quarters, had become vacant and unfit for human habitation, or was otherwise lost from the inventory.
- 2. This technique was designed to measure conversions, mergers, demolitions and other losses and units which were "seme" in 1956 and 1959. In this procedure the enumerator was supplied with a copy of the 1956 records for the segment. The enumerator compared the 1956 survey returns for each unit in the segment and reported the situation in 1959. Thus the enumerator reported whether the 1956 unit was the same or was involved in a conversion or merger or whether it was lost from the inventory by demolition or other means. In some instances, the 1956 records were not available or the enumerator could not match the units because of incomplete identification given in 1956. In these cases, information as to whether any change had occurred was obtained by direct inquiry of the present occupants or informed neighbors.
- 3. This technique was designed to measure units newly constructed or added from other sources since 1950 and, in conjunction with information for segments which were enumerated using the second technique, was used to produce estimates of new construction and other additions for 1957 to 1959 (see estimation procedure). The enumerator was supplied with a map of the segment and the 1950 Census returns for the enumeration district containing the segment. The enumerator listed each dwelling unit existing at the time of enumeration and compared it directly with the 1950 Census returns. On the basis of this comparison and information supplied by the respondent, the enumerator reported the status of each unit in relation to 1950.

The above three techniques describe the procedures used to obtain measures of the counts of units by components of change. The enumerator may have been required to apply more than one of the techniques in a given segment. For characteristics of dwelling units (tenure, condition and plumbing facilities, number of rooms, etc.), a subsample of units was selected. The particular method of selection depended on the survey technique used in the individual segment for measuring the counts of the components of change and is described in "Sample design."

Data collection forms.--Several basic forms were used for collecting data in the December 1959 survey and for transcribing data from the 1956 survey records. Most of the forms were of the conventional type, on which the enumerator recorded information by marking a precoded check box or writing in numerical answers or word entries. The form that was used for recording characteristics of units in the subsample was a FOSDIC schedule on which the enumerator recorded information by marking appropriate circles.

Enumeration procedure .-- As described above under "Survey techniques, " the determination of the component of change uti. lized the information recorded by the NHI enumerator in 1956 or the census enumerator in 1950. For segments which were in the 1956 NHI survey, the 1959 enumerator listed each dwelling unit existing in the segment and reported its status (same, conversion, merger, new construction, or other addition) after referring to the 1956 records. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1956 enumerator in 1956. The enumerator also reported the status of the 1956 unit (same, conversion, merger, demolition, or other loss). For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1956 records showed two dwelling units. one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1956 units had been merged and the one 1959 unit was the result of the merger. Or if the respondent reported that the unit was built in 1958, the enumerator referred to the 1956 records to verify that the unit had not been enumerated in 1956 before reporting it as new construction.

If house numbers or street names had changed since 1956, the enumerator had to identify, from the 1956 records, the specific unit he was enumerating in 1959. If a house had been demolished and a new one constructed on the same site with the same address, the enumerator was to report "new construction," rather than "same," for purposes of the 1959 inventory and "demolished" for purposes of the 1956 inventory.

In some instances, particularly in rural areas, the enumerator could not identify the unit because of incomplete address or other designation in the 1956 records. In such cases, he determined the 1957 to 1959 comparison through inquiry of the present occupants or informed neighbors.

For segments which were not in the 1956 NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1950 Census records. These segments were used in developing the estimates of new construction and other additions (see "Sample desigh").

Information on the 1959 characteristics of the components of change was obtained by direct interview with the occupants. For vacant units, information was obtained from owners, landlords, neighbors, or other persons presumed to know about the unit.

In a small percentage of cases, interviews for characteristics of the components of change were incomplete because the occupants were not found at home despite repeated calls or were not available for some other reason. A similar situation did not hold for the basic measures of components of change; the required information was obtained in virtually all cases.

Training and field review.--The enumerators were given detailed training and their work was reviewed. In addition to written instructions, many audio-visual aids were used. During the training, the enumerators used a workbook which contained practice exercises and illustrations. In the initial phases of their work, the enumerators were given on-the-spot training by supervisory or technical personnel. This was followed by a series of regularly scheduled field reviews of the enumerator's work by his crew leader or supervisor. The operation was designed to assure at an early stage that the enumerator was performing his duties properly and had corrected any errors he had made. When the quality of an enumerator's work was established as acceptable, the extent of the review was reduced and a minimum review of all questionnaires was retained.

#### PROCESSING OF DATA

Mechanical processing.--Both conventional and electronic tabulating equipment were used in the editing, coding, and tabulating of the data. In addition, a limited amount of editing and coding was performed as a clerical operation.

To process the data, schedules were sent to the central processing office in Jeffersonville, Indiana, where the manual

<sup>&</sup>lt;sup>2</sup> An enumeration district is an area assigned to one enumerator in the decennial census for purposes of canvassing; in most cases an enumeration district contains approximately 250 dwelling units.

editing and coding were accomplished, the FOSDIC schedules were microfilmed and a card was punched for each unit enumerated on the conventional-type schedules. In Washington, D.C., the markings on the microfilm of the FOSDIC schedules were converted to signals on magnetic tape by FOSDIC (Film Optical Sensing Device for Input to Computers). The tape was processed by an electronic computer which did some further editing and coding and tabulated the data. Data on the punchcards were processed partly by conventional and partly by electronic equipment. The April 1960 Census used FOSDIC schedules and electronic equipment.

Editing. -- In a large statistical operation, human and mechanical errors occasionally arise in one form or another, such as failure to obtain or record the required information, recording information in the wrong place, misreading position markings, and mechanical failure of the processing equipment. Inconsistencies and nonresponses were eliminated partly in the manual edit and partly by mechanical equipment. Intensive effort was made to keep errors to a practicable minimum.

For the component-of-change classification, most of the editing was performed manually. The edit included an independent clerical comparison with the 1956 NHI records (and with the 1950 Census records for segments not in the NHI) to verify the assigned classification.

For characteristics of the components of change, the editing and coding, for the most part, were accomplished by mechanical equipment. When information was missing, an entry was assigned based on related information reported for the unit or on information reported for a similar unit. For example, if tenure for an occupied unit was omitted but a rental amount was reported, tenure was automatically edited as "rented." For a few items, including condition of a unit, if the 1959 information was not reported and if the unit was classified as "same," the entry reported in 1956 (or in 1950) was assigned in 1959. For value and rent data in some of the tables, a "not reported" category was retained.

#### ACCURACY OF DATA

As in any sample survey, the results are subject to sampling variability, errors in the field work, and errors that occur in processing and tabulating. Aside from variation due to sampling (see "Sampling variability"), such errors also occur in a complete enumeration.

There are several possible sources of errors. Some enumerators may have missed occasional dwelling units in their segments or they may have misread the segment boundaries from the map. They may not have asked the questions in the prescribed fashion, resulting in lack of uniformity in the statistics. The initial training and field review early in the enumeration corrected some of the errors arising from misunderstandings by the enumerator.

The data also are limited by the extent of the respondent's knowledge and his willingness to report accurately. For some units, information could not be obtained because of the temporary absence of the occupants and it was necessary to interview a neighbor or other informed respondent. Editing and coding in the processing operations are subject to some inaccuracies.

Figures from the 100-percent tabulations of the 1950 Census were used to obtain factors for the final estimates of some of the components (see "Estimation procedure"). The estimation procedure tended to improve the sampling variability of the estimates and, in some cases, to reduce biases resulting from underenumeration or overenumeration of dwelling units as well as noninterviews. The census figures also are subject to some small degree of error, as was revealed in the Post-Enumeration Survey of the 1950 Census. (See The Post-Enumeration Survey: 1950, Bureau of the Census, Technical Paper No. 4, Washington, D.C., 1950.)

Careful efforts were made at each step to reduce the effects of errors. However, it is unlikely that the controls were able to eliminate the effects of all of them.

#### SAMPLE DESIGN AND SAMPLING VARIABILITY

#### SAMPLE DESIGN

The sample used for the survey consisted of dwelling units located in clusters or land area segments representative of the area. The sampling materials from the 1956 NHI were used to the extent that they were consistent with the requirements of the December 1959 survey.

Prior to the start of the December 1959 survey, a "new construction" universe was established. This universe consisted of areas in which extensive new construction had occurred since 1956. The sample in 1959 consisted of segments used in the NHI supplemented by segments selected from the separate universe of new construction since the 1956 survey. Segments selected from the new construction universe (which were not in the NHI) were used in combination with the NHI segments that were found to lie within this universe to provide estimates of "new construction" and "other additions" 1957 to 1959 for this universe (see "Estimation procedure"). Typically, about one-half of the new construction units (units built between 1957 and 1959) as estimated in the December 1959 survey were reported in segments in the universe of new construction; the remaining new construction units came from segments not in the new construction universe. The sample in each of the areas consisted of approximately 1,400 segments, of which about 150 were selected from the total 1957 to 1959 universe of new construction units.

The measures of the counts of units by components of change were obtained from the enumeration of all units within the sample of clusters or land area segments, i.e., the "full" sample. The 1959 characteristics of the components were enumerated in a "subsample" of units within the segments. Since a similar subsample had been used in the NHI, the units in that subsample

determined the units in the 1959 subsample. For units added since 1956 in these segments and for all units in segments not in the NHI, the subsample units were selected in a predetermined manner. As the enumerator listed each unit in the segment in the 1959 survey, he obtained the detailed information on characteristics for the subsample cases. The units in the NHI subsample also constituted the subsample for the 1956 characteristics of the components presented in tables 3 to 7.

#### ESTIMATION PROCEDURE

The method of estimation of the final figures for counts of the components of change incorporated a ratio estimation procedure for some of the units. The ratio estimates used information available from the 1950 Census based on the 100-percent enumeration for components arising out of units in existence in 1950 (i.e., units that had existed in 1950 and which were classified for the 1957 to 1959 period as "same," conversions, mergers, additions other than new construction, demolitions, and other losses). This ratio estimate was applied to both the 1956 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, to the 1956 sample estimates for counts of units lost through demolition or other means, and to the 1959 sample estimates for counts of units added through "other sources." For components arising out of units which did not exist in 1950 (for example, "same" units 1957-1959 that had been built during the 1950-1956 period, or "new construction" units 1957-1959), the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

To improve the reliability of the estimates of new construction and other additions in the new construction universe, the segments which were not in the NHI were used to provide counts of new construction and other additions for the 1950 to 1959 period. The NHI segments, lying within the new construction universe, provided counts of 1959 units classified as new construction and other added for the 1950 to 1956 period. By subtracting the 1950-1956 counts of new construction and other additions from the corresponding 1950-1959 counts, estimates of new construction and of other additions were obtained for the 1957 to 1959 period. The remaining 1957 to 1959 estimates of new construction and other additions were obtained from the NHI segments which did not lie within the new construction universe.

The above procedures produced the estimates which are based on the full sample. For statistics based on the subsample, additional ratio estimate factors were used for the characteristics of each of the components of change, and these factors made the total for each component based on the subsample consistent with the total based on the full sample. Estimates of the characteristics of "new construction" units obtained from the new construction universe were based on units classified as "new construction" in the segments not in NHI with year built reported as 1957 to 1959. Similarly, the estimates of characteristics of other additions in the new construction universe were based on units reported as other additions in the segments not in NHI with year of change 1957 to 1959. These estimates combined with the corresponding estimates obtained outside the universe of new construction, were then processed through a ratio estimation procedure, as described above, so that the total of each component based on the subsample was consistent with the total based on the full sample.

All the 1959 data presented in this report and the 1956 data in all tables except table 1 are based on a sample of units used for the 1959 survey. In table 1, the 1956 data are based on the sample used for the 1956 National Housing Inventory.

#### SAMPLING VARIABILITY

Since the estimates are based on a sample, they may differ somewhat from the figures that would have been obtained if a complete census had been taken, using the same questionnaires, instructions, and enumerators. The standard error is primarily a measure of sampling variability. As calculated for this report, the standard error does not incorporate the effect of random errors of response, processing, or coverage, nor does it take into account the effect of any systematic biases due to these types of errors. The chances are about 2 out of 3 that an estimate from the sample would differ from a complete census by less than the standard error. The chances are about 19 out of 20 that the difference would be less than twice the standard error and 99 out of 100 that it would be less than 2½ times the standard error.

Sample size .-- The full sample for the metropolitan area covered in this report consists of approximately 11,000 dwelling units in 1,400 land area segments; the subsample for this area consists of approximately 3,600 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample used in the 1959 survey; the 1959 data on characteristics in the remainder of the table are based on the subsample. The 1956 data in table 1 are based on the sample used in the 1956 NHI survey; the count of all 1956 units on the first line of table 1 is based on a larger sample than the characteristics of the 1956 units shown in the remainder of the table (see detailed discussion on sampling variability of the NHI data in Volume III, 1956 National Housing Inventory). In tables 2 and 3, the counts by the five components of change, shown on the first line of the tables, are based on the full sample used in the 1959 survey; the data on the characteristics of the components in the remainder of the tables are based on the subsample. In tables 4 to 10 all the data are based on the subsample. The source of the estimates in the various tables is summarized in table I.

Standard error of numbers and percentages.—The standard errors may be obtained by using table I in conjunction with tables II and III for absolute numbers and with table IV for percentages. In order to derive standard errors which could be applied to the wide variety of dwelling units covered in this report and which could be prepared at moderate cost, a number of approximations were required. As a result, tables III and IV are to be interpreted as providing an indication of the order of magnitude of the standard errors rather than as the precise standard error for any specific item.

The standard errors in table II apply to counts of dwelling units by components of change, that is, the estimates of the number of dwelling units based on the full sample. The standard errors in table III are to be used for the 1956 and 1959 characteristics of the components of change and for the characteristics of the 1959 inventory, that is, the estimates based on the subsemple.

Table I .-- SOURCE OF TABULATIONS

Table and item	Source
Table 1, 1959 data: Counts of all dwelling units	1959 full sample, 1959 subsample.
Table 1, 1956 NHI data: Counts of all dwelling units	1956 full sample. 1956 subsample.
Table 2, 1959 data: Counts of all dwelling units	1959 full sample, 1959 subsample,
Table 3, 1956 data: Counts of all dwelling units	1959 full sample, 1959 subsample,
Tables 4 to 7, 1956 and 1959 data	1959 subsample.
Tables 8 to 10, 1959 data	1959 subsample.

 $<sup>^{1}</sup>$  See discussion on sampling variability of NHI data in Volume III,  $\underline{\rm 1956~Na-tional~Housing~Inventory.}$ 

Table II.--STANDARD ERROR OF COUNTS OF COMPONENTS OF CHANGE

(Applicable to estimates in tables A. B. and C)

Subject	Estimated number (based on full sample)	Standard error
1959 INVENTORY		
All dwelling units	4,804,100	94,000
Same units, 1956 and 1959	4,480,800	65,000
Conversion Merger Units added through	68,300 18,600	21,000 100,000
New construction Other sources	204,500 31,800	27,000 14,000
1956 INVENTORY		
Units changed by Conversion. Merger. Units lost through Demolition. Other means.	41,400 37,000 36,700 63,200	17,000 16,000 16,000 20,000
NET CHANGE		*
Total	145,000	43,000
Units added through Conversion. New construction. Other sources.	26,900 204,500 31,800	13,000 27,000 14,000
Total added	263,300	33,000
Units lost through Merger Demolition Other means	18,400 36,700 63,200	10,000 16,000 20,000
Total lost	118,300	27,000

Introduction

The standard errors shown are not directly applicable to differences between two sample estimates. The standard error of a difference is approximately the square root of the sum of the squares of each standard error considered separately. This formula will represent the actual standard error quite accurately for the difference between separate and uncorrelated characteristics. If, however, there is a high positive correlation between the two characteristics, this formula will overestimate the true standard error. If the correlation is negative, the formula will underestimate the true standard error.

For "same" units in tables 4 to 7, change in an item from 1956 to 1959 is also subject to sampling variability. An approximation of the standard error of the change obtained by using the sample data for both years can be derived by considering

Table III. -- STANDARD ERROR OF CHARACTERISTICS OF COMPONENTS OF CHARGE
(Based on subsample)

Estimated number	Standard error	Estimated number	Standard error
5,000. 10,000. 25,000. 50,000.	5,000 8,000 13,000 18,000 26,000	250,000. 500,000. 1,000,000. 2,500,000. 4,000,000.	43,000 63,000 92,000 150,000 196,000

Table IV. -- STANDARD ERROR OF PERCENTAGES OF CHARACTERISTICS
(Based on subsample)

Waldandad annuantana	Base of percentage								
Estimated percentage	50,000	100,000	250,000	1,000,000	4,800,000				
2 or 98	4.3 7.0 9.8 14.9 17.6	3.2 5.1 7.2 10.8 12.4	2.1 3.4 4.7 7.1 8.0	1.1 1.7 2.5 3.7 4.4	0.5 0.8 1.2 1.8 2.1				

the change as an estimate and obtaining the standard error of an estimate of this size from table III. For example, if the number of owner-occupied units is shown in the upper portion of table 4 as 1,668,900 in 1956 and as 1,625,600 in 1959, the standard error of the 43,200 change is read from table III.

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The reliability of an estimated percentage depends on both the size of the percentage and the size of the total on which the percentage is based. Table IV contains approximations of such standard errors. This table may be applied to percentage distributions of characteristics of dwelling units.

Standard error of medians .-- The sampling variability of the medians presented in certain tables (median number of persons, number of rooms, value of property, contract rent, and gross rent) depends on the size of the base and on the distribution on which the median is based. An approximate method for measuring the reliability of an estimated median is to determine an interval about the estimated median, such that there is a stated degree of confidence that the true median lies within the interval. As the first step in estimating the upper and lower limits of the interval about the median (that is, the confidence limits), compute one-half the number reporting (designated N/2) the characteristic on which the median is based. By the method described above for determining the standard error of an estimated number, compute the standard error of N/2. Subtract this standard error from N/2. Cumulate the frequencies (in the table on which the median is based) up to the interval containing the difference between  $N\!/\!2$  and its standard error, and by linear interpolation obtain a value corresponding to this number. In a similar manner, add the standard error to N/2, cumulate the frequencies in the table, and obtain a value corresponding to the sum of N/2 and its standard error. The chances are about 2 out of 3 that the median would lie between these two values. The range for 19 chances out of 20 and for 99 in 100 can be computed in a similar manner by multiplying the standard error by the appropriate factors before subtracting from and adding to one-half the number reporting the characteristic. Interpolation to obtain the values corresponding to these numbers gives the confidence limits for the median.

#### SUMMARY OF FINDINGS

Between December 1956 and December 1959, there was a net gain of 145,000 dwelling units (3 percent) in the New York-Northeastern New Jersey Standard Consolidated Area. During this period, the number of dwelling units increased from 4,659,100 units to 4,864,100 units. The proportion of units that were not dilapidated with all plumbing facilities, the rate of owner occupancy, median number of persons, and median number of rooms were at approximately the same level in 1956 and 1959. The median value of owner-occupied properties was \$15,800 in 1956 and \$18,300 in 1959. The median gross rent for renter-occupied units increased during the 3-year period from \$64 to \$74.

Additional data on characteristics of the 1959 and 1956 inventories and changes since 1956 are presented in tables 1 to 10. The counts and characteristics of the 1957 to 1959 components of change are summarized in tables A to D. (For components of change statistics for the 1950 to 1959 period, see 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A-8, 1950 to 1959 Components and Part 1B-8, Inventory Characteristics.)

Table A.--SOURCE OF THE 1959 HOUSING INVENTORY (Based on sample)

Component of change	Number	Percent
All dwelling units, 1959	4,804,100	100.0
Same units, 1956 and 1959	4,480,800	93.3
Units changed by Conversion Merger	68,300 18,600	1.4 0.4
Units added through— New construction Other sources	204,500 31,800	4.2 0.7

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 4,480,800 units, or 93 percent of the dwelling units in the New York-Northeastern New Jersey SCA in December 1959 consisted of "same" units, that is, units which existed in 1956 and which were reported as essentially unchanged in 1959. The remaining 7 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1957-1959 represented the largest source of housing added since 1956. Approximately 204,500 units, amounting to 4 percent of the 1959 inventory, were built during the 3-year period and were still in existence in 1959. About 31,800 units (1 percent) were added to the 1956 inventory through other sources, that is, were changed from nonresidential space, rooming houses, or transient accommodations, or were moved to site.

In addition, there were 68,300 converted units in the inventory in 1959 (table A) which had been produced by dividing 41,400 units that existed in 1956 (table B). Roughly, three units were created from two. Merged units in 1959 amounted to about 18,600 units (table A). These were produced by combining an estimated 37,000 units that existed in 1956 (table B). Units involved in conversions and mergers represented 2 percent of the 1959 inventory.

Table B.--DISPOSITION OF THE 1956 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1956	4,659,100	100.0
Same units, 1956 and 1959	4,480,800	96,2
Units changed by— Conversion Merger	41,400 37,000	0.9
Units lost through— Demolition Other means	36,700 63,200	0,8 1.3

Table B, which describes the disposition of the 1956 inventory, shows that the 4,480,800 "same" units represented about 96 percent of the 1956 inventory. Approximately 36,700 units, or 0.8 percent of the 1956 inventory, were demolished before 1959 and 63,200 units (1.3 percent) were lost through other means, that is, were destroyed by fire or flood, became unfit for human habitation, were changed to nonresidential uses, rooming houses, or transient accommodations, or were moved from site. The remaining units in the 1956 inventory (2 percent) were involved in conversion or merger during the 3-year period.

Table C,--NET CHANGES IN THE HOUSING INVENTORY: 1956 TO 1959 (Based on sample)

	Subject	Number
INVENTO	RY, 1959 AND 1956	
all dwelling units:	December 1959	4,804,10 4,659,10
	NET CHANGE	
		145,00 3.
New construction		26,90 204,50 31,80
Total adde	d	263,30
Demolition		18,40 36,70 63,20
		118,30

Net change .-- The figures in table C which summarize net changes in the housing inventory, are derived from tables A and B. New construction, conversion, and other sources added about 263,300 dwelling units to the 1956 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 118,300 dwelling units from the 1956 inventory. Thus, for every two units that were added to the inventory since 1956, one unit of the existing supply was removed. The resulting net increase of 145,000 units represents an average annual gain of approximately 48,000 units over the period of 3 years. In comparison, for the 9 3/4-year period, April 1950 to December 1959, The smaller average for the average annual gain was 91,000.2 the 3-year period reflects essentially a decrease in the average annual construction of new units during the latter part of the decade.

<sup>1</sup> The figure for the 1956 inventory is based on the December 1959 sample and may differ, therefore, from the 1956 figure in table 1 which was transcribed from the 1956 National Housing Inventory report.

<sup>2</sup> Data from Part 1A of Volume IV.

Characteristics of units created or removed. Table D summarizes selected characteristics of "new construction" units, "same" units, and those removed from the inventory through "demolition." A comparison of the characteristics of new units constructed in the 3-year period, 1957 to 1959, with those built in the 9 3/4-year period, April 1950 to December 1959, indicates possible differences between units built in the early part of the decade and those constructed later. (Characteristics of "new construction" for the 1950 to 1959 period are presented in Parts 1A and 1B of Volume IV.)

About one-half of the newer units (1957-1959 "new construction") had more than one bathroom and the median number of rooms was 5.6. Available vacant units (for rent or for sale) accounted for about 9 percent of all the newer units. The median value of owner-occupied properties was \$23,900. As shown in the Part 1A report, about three-tenths of the units that were constructed during the 1950-1959 period had more than one bathroom and the median number of rooms was 5.0. Approximately 3 percent were vacant units available for rent or for sale. The median value of owner-occupied properties was \$19,100.

Additional characteristics of "new construction" units for the 1957 to 1959 period are given in table 1 and tables 8 to 10; data for units added to the inventory from other sources are shown in table 2.

Units that were demolished or otherwise lost from the inventory as well as units involved in conversion or merger also affected the characteristics of the housing supply, although the overall effect may be limited because of the small numbers involved. Characteristics of these components are given in tables 2 and 3.

Table D.--SUMMARY CHARACTERISTICS OF SELECTED COMPONENTS OF CHANGE:

(Based on sample. Median not shown where base is insufficient; see text)

	19	59	195	66 <sup>1</sup>
Subject	New con- struction	Same	Demo- lition	Same
Total number of units	204,500 204,500 100.0 5,300 3.0 123,100 69.7	92,7 461,100 10.6	16,700 47,1 8,100 26,3	455,600 11,0 1,668,900
Median: Number of rooms. Number of persons. Value. Cross rent. Contract rent.	5.6 3.7 \$23,900 \$122 \$117			4.4 2.9 \$16,200 \$66 \$57

<sup>1</sup> Data on characteristics based on units with 1956 records available.

Characteristics of same units .-- Information on "same" units is of special interest because it casts light on the utilization and quality of given dwelling units over the 3-year period. Tables 4 to 7, in which the 1956 characteristics are cross-tabulated by the 1959 characteristics permit an examination of shifts in tenure and color, condition and plumbing facilities, values, and rents. The cross-tabulations in the upper portions of tables 4 to 7 are presented for all "same" units 1957-1959, regardless of their status for the prior period (1950 to 1956) covered in the 1956 National Housing Inventory. Thus, units constructed or added from other sources or those converted or merged during 1950-1956 which were "same" for the 1957-1959 period. as well as units which were "same" 1950-1956 and which remained "same" for the 1957-1959 period, are presented in the upper portions of these tables. The lower portions of these tables are restricted to units which were "same" 1957-1959 and which were also "same" for the 1950-1956 period. For the most part, differences between the two portions reflect changes between the newer and older units reported as "same" for the 1957-1959 period. For example, the upper portion of table 4 shows that 115,400 units which had been occupied by white households in 1956 shifted to nonwhite occupancy by 1959, and 57,900 shifted in the opposite direction. The lower portion of this table indicates that a substantial portion of the changes in color during the 1957-1959 period occurred among the older units ("same" in 1950, 1956, and 1959).

The upper portion of table 4 shows that, although there were individual shifts in tenure among all "same" units 1957-1959, the overall rates were at about the same level in 1956 and 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. Approximately 169,300 units were upgraded from lacking some or all facilities or dilapidated to not dilapidated with all facilities by 1959; around 122,400 shifted in the opposite direction. However, the overall quality was at about the same level in both years.

The cross-tabulations of 1956 and 1959 rents and values (tables 6 and 7) illustrate rent and value changes for "same" units during the 1957-1959 period. The median gross rent for all "same" units which were renter occupied in 1956 and 1959 (and for which rent was reported in both periods) was \$64 in 1956 and \$71 in 1959. The median value for all "same" units which were occupied by owners in 1956 and 1959 (and for which value was reported in both periods) was \$16,300 in 1956 and \$17,500 in 1959.

The characteristics presented in tables 3 to 7 are based on units for which the 1956 records were available. For approximately 4 percent of the units reported as "same," the 1956 characteristics were not available or the 1956 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3 to 7 tend to be underestimates. The percentages, however, would not be affected if the units with no 1956 data are distributed in the same manner as the units for which the 1956 data are available.

## NEW YORK-NORTHEASTERN NEW JERSEY

#### STANDARD CONSOLIDATED AREA

All the data in this report apply to the SCA as shown on the map, defined for the 1956 National Housing Inventory. The SCA comprises New York City (Bronx, Kings, New York, Queens, and Richmond Counties), Nassau, Rockland, Suffolk, and Westchester Counties, N.Y.; and Essex, Hudson, Middlesex, Morris, Passaic, Somerset, and Union Counties, N.J.

The boundaries of the 1956 area are the same as the boundaries of the 1959 SCA covered in Parts 1A and 1B of Volume IV. The 1956 boundaries are also the same as the 1960 boundaries.

## Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1956

[Based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

		December	1959		December tota					Decembe	r 1959		December tota	
d. A. Look	Total		lew constr	uction		<u> </u>		Subject	Total		Nev const	ruetion		T
Subject	Number	Per-	Number	Per- cent	Number	Per- cent		_	Number	Per- cent	Number	Per- cent	Musber	Per- eent
All dwelling units	4,804,101		204,526		4,630,912			UNITS IN STRUCTURE			***************************************			
TENURE, COLOR, AND							1	All units	4,804,101	100.0	204,526 115,666		1,402,990	2 30.3
VACANCY STATUS	, do, 101	100.0	204,526	100,0	4,630,912	100.0	. 1 :	2 to 4	1,294,223	26.9	26,75 1,28	13.1		26.9
All units	4,804,101	96.6	176,559	86,3	<u> </u>		1	5 to 19 20 or more	782,066 1,252,962	26.1	58.26	28.5	1,216,72	2 26.
cupied	4,640,275 1,867,132		123,121	60.2	1,670,20	36,1		Trailer	2,560	0.1	2,560		ł	1
	1,793,588	37.3 1.5	121,461 1,660	59.4				Owner occupied	1,867,132					2 70.
Nonvhite	73,544 2,773,143	57.7	53,438	26.1	2,757,94	59.6	5	2 to 4	483,624	25.9	18,65	15.1	444,94	7 26.
White	2,377,227 395,916		45,817 7,621			52.9 8 6.7	- II	5 or more			1,97 2,56	2.1		
	i	1		1		i	.	Renter occupied						
Available for sale only	163,826 9,783		27,967 4,547		23,42	6 0.3	5∥	1,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	98,56			7 13.4	755,90	77 27.
	76,834	1.6	1.3,080	6.4			الو	2 to 4 5 to 19	723,72	5 26.3	1.24	2 2.4	4 683,30	1 .
Other	77,209	1.6	10,240	,	100,00	-	il	20 to 49 50 or more		20.5		4 66.	111, 20, 10.	1
THE PARTY OF THE P		}			1		1	Trailer		1			7,0	79 C.
CONDITION AND PLUMBING			201 50	100.0	4,630,91	2 100.	٨	Vacant	163,82	6	. 27,96	7	202,76	4
All units	4,804,10		·			_	∥			1	1		1	
Not dilapidated With all plumbing facilities	4,655,329 4,448,95	92.6			0 4,132,09	9 89.	2	YEAR STRUCTURE BUILT					1	1
* - same only bot Water	51,97	4 1.1		: ::	1 202 //	14 1.		All units	4,804,10	100.	0 204,5	26 100.	0 4,630,9	12 100.
Lack'g other plumbing facilities	, 154,39 , 148,77				1 001 7			1957 to 1959	. 204,52	6 4.		æ 100.		97 16
		2 100.0	123,12	1 100.	0 1,670,20	100.		April 1950 to 1956	722,74				1 #20 5	57 11
Owner occupied	1,852,27	8 99.2	123,12	1 100.	0 1,649,4 0 1,621,4	53 98. 57 97.		1940 to March 1950				· · ·		58 72
With all plumbing facilities Lacking only hot water	. 1,838,73	7 98.5		1	. 11,4	ooj o.	.7	Owner occupied	1,867,1	100.		21 100. 21 100.		::  :
tack's other plumbing facilities	10,96	3 0.6		1	1 20 77	96 1. 39 1.		1957 to 1959	∞دور البسب إب	11 23.	7 .			
Dilapidated	14,85	1		1	1		- 1	1940 to March 1950	238,3	46 32. 34 57.			- 1	:: :
Renter occupied	2,773,14	3 100,0		8 100. 8 100.	0 2,575,5	32 93.	.4	1939 or earlier	1				1	
Not dilapidated	. 2,480,44	89.4	53,43	8   100.	0 2,345,7	78   85.		1957 to 1959	53,4	36 1	9 53,4		1	
Lacking only hot water	44.71	0 1.			164,2	72 6.	0	April 1950 to 1956 1940 to March 1950	(777,2	45 10 82 7	-1	: :		
Lack'g other plumbing facilities Dilapidated	117,47					64 6	.6	1939 or earlier			.6			
Vacant		26	. 27,9	57	202,7	64 .	•	Vacant	163,8	26 .	27,5	267	•	•••
BATHROOMS								PERSONS						
All units	4,804,1	01 100.	0 204,5	26 100	.0	<u></u>		All occupied units				1	1,0 4,428, 5,1 505,	
1	* -		5 101,6	86 49				1 person 2 persons	1,372,		.6 36,	633 20	1,275,	731 2
More than 1	••   (07,2									641 15	.O 29,	946  17	7.0 1,002, 5 850,	390 1
Shared or none						.	]	4 persons	506	494 10	9 19,	960 13	1,3 478,	£ (008.
Owner occupied	1,867,1	32   100. 77   62.	5 37,0	48 30	.1	.	∦	4 nameons of more			7.5 11,			2.9
More than 1	002,0	70 1						Median			0.0 123,		0.0 1,670,	
Shared or none					``	- 1	1	1	وجبعد إمدي	963			4.8 405	
Renter occupied	2,773,1 2,477,3	.43 100 310 89						2 persons	353.	452 1	8.9 22	231 1	8.1 378 5.6 400	,409 a
More than 1	93,9	05 3	.4 7,	365 1.3	-		:::		*** ***	038   2 304   1	5.0 18	684 1	5.2 243	520 ]
Shared or none	201,9	928 7	.				1	5 persons or more	185,	848 1	0.0 7		6.0 155	988 3,4
Vacant	163,8	326 .	27,	967		•••	•••	Median	••••	3.5	0.0 53		0.0 2,757	,946 1
	I	- 1	ļ	1	1			Henter occupied	488	990 1	7.6 8	544 3		,801 ,423
ROOMS	ì	1			1			1 persons 2 persons 3 persons			9.1 7	71.5	4.4 623	,745
All units	4,804,	101 100	0,0 204,	526 10	0.0 4,630	912 10	ο.ο			194 ]	6.0 13 8.2 1	,605 ,276	2.4 235	,796 ,280
1 and 2 rooms			.0 10,		5.2 364		7.9	5 persons	160	963	5.8 3	,928	7.4 159	2,6
3 rooms	996,	639 20	1.7 20, 2.6 42,		1.0 1.111	31.4 2	24,0	Median	••••	2,5		2.5	***	~~~
4 rooms	] 894,	374 18	3.6 25	630 1	2.5 898 5.4 757		19,4 16,4			1				
6 rooms	833,		2.7 53	301. 2		,787	11.2	PERSONS PER ROOM	- 1		20 12	6,559 ]	٥.00	
7 rooms or more				5.6	•••	4.4	•••	All occupied units	4,640			4,946	36.8	
Owner occupied	1,867	132 10	0.0 123	,121 10	20.0 1,670		0.00	0.50 or less	1,694	748	28.3 6	7,548	38.3	:::
1 and 2 rooms	g	052	0.4	877	1.5 38	,823	2.3	0.51 to 0.73	1,13	,504 5,878		8,793 4,372	22.0	
3 rooms	215	409 1	1.5 9	530	7.7 249	,632	14.9 25.2	1 1 01 40 1 7(1		7,430	3.4	900	0.5	***
5 rooms	431	770 2	3.6 48	,600	39.5 52	. 756	31.2		1,00	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		3,121 : 6,073	100.0 37.4	:::
6 rooms or more		,021 2	8.8 48	,817		5.7	25.7			1,569 4,996	29.7	6,531	45.9	
Median			•••	6.2		- 1	00.0	0.51 to 0.75	40	8,273	21.9 J	9,833	0,6	
Renter occupied			~		13.0 31	5,443	11.4			9,095 3,199	0.7			•••
1 and 2 rooms.			3.0 10	,264	19.2 90	5.473	32.9 29.7	1.51 or more	2,77	3,143			200.0 35.3	
4 rooms	827	,399	9.8 26		12.4 45	774	16.3		87	7,752	27.3	11,017	20,6	•••
5 rooms			6.6	,365	2.6 20	3,827	7.3	0,51 to 0,73	73	11,231	26.4 9.6	3,686	35.5 6.9	***
6 rooms														
6 rooms. 7 rooms or more Median.	60		2.2	.,280 3.9	2.4 6	3,7	44.	0.76 to 1.00 1.01 to 1.50 1.51 or more		6,783	5,2	900	1.7	***

<sup>1</sup> Based on sample enumerated for the 1956 National Housing Inventory; see section on "Description of tables."

#### Components of Inventory Change-1957 to 1959 Components

## Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1956—Con.

[Based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

		Decemb	er 1959		December tota				Decembe	er 1959		December tota	1956 1
Subject	Tota	1	New const	ruction		7.	Subject	Tota	l.	New const	ruction		Γ
	Numbe r	Per-	Number	Per- cent	Number	Per- cent		Number	Per- cent	Number	Per- cent	Number	Per
HOUSEHOLD COMPOSITION BY AGE OF HEAD	The state of the s						OWN CHILDREN BY AGE CROUP						
Occupied units	4,640,275	100.0	176,559	100.0	4,428,148	100.0	Renter occupied	2,773,143	100.0	53,438			١.
ale head, wife present, no non- relatives	3,386,868	Pri o	155 0.0		5 33 4 50 5		No children	1,696,1 <i>2</i> 7 378,384	61.2 13.6	29,431 11,776	55,1 22,0	•••	
Under 45 years	1,651,006	73.0		88.3 67.5	1,627,623	74.9 36.8	l child	206,568 171,816	7.4 6.2	4,422	8.3		
45 to 64 years	1,362,813 373,049	29.4 8.0	32,338 4,401	18.3 2.5	1,318,697 370,672	29.8 8.4	6 to 17 years only	474,620	17.1	8,934	16.7		
ther male head	417,193 300,648	9.0 6.5	10,511	6.0	365,563 259,846	8.3	l child	206,945 178,788	7.5 6.4	1,893 5,479		•••	
65 years and over	116,545	2,5	10,077 434	5.7 0.2	105,717	5.9 2.4	3 children or more	88,887 224,012	3,2 8,1	1,562 3,297	2.9 6.2		
omale head	836,214 583,234	18.0		5.8 4.8	745,593 529,050	16.8 11.9	2 children	75,721	2.7	1,249	2.3		
65 years and over	252,980	5.5	1,651	0.9	216,543	4.9	3 children	73,717 74,574	2.7 2.7	584 1,464	2.7	•••	
PERSONS 65 YEARS OLD AND OVER							PRESENCE OF NONRELATIVES						
All occupied units	4,640,275	100,0	176,559	100.0			All occupied units	4,640,275	100.0	176,559	100,0		
lone	3,656,065		167,400	94.8	***		No nonrelatives	4,455,458	96.0	173,364	98,2		Γ
persons	696,942 271,040	15,0 5,8	7,821	0.8		:::		184,817	4.0	3,195	ĺ	•••	l
persons or more	16,228	0.3		•••	•••	•••	Owner occupied	1,867,132	100.0 95.8	123,121 120,447	100.0 97.8	•••	
Owner occupied	1,867,132	100.0	123,121	100.0			With nonrelatives	78,678	4.2	2,674	2.2	•••	
oneperson	302,390	77.3 16.2	117,777	95.7 4.3	***	:::	Renter occupied	2,773,143	100.0	53,438	100.0		
persons or more.	111,638 9,783	6.0 0.5		•••	•••		No nonrelatives	2,667,004 106,139	96.2 3.8	52,917 521	99.0 1.0	•••	
Renter occupied	1 1		F0 100	300.0	•••	•••						•••	
one	2,212,744	79.8	53,438	100.0 92.9	,,,		OWNER OF UNIT						
persons	394,552 159,402	14.2	2,477 1,338	4.6 2.5	***		Owner-occupied units	1.867.132	100.0	123,121	100.0		
persons or more	6,445	0,2			•••		Head or wife	1,851,173	99.1	123,121	100,0		-
							Other relative of head	15,959	0.9	· · · · ·		•••	
OWN CHILDREN UNDER 18 YEARS OLD								•••	•••	•••		•••	
All occupied units	4,640,275	100.0	176,559	100.0			AGE OF OWNER	ĺ		ĺ			ĺ
o children	2,550,186	55.0	53,732	30.4	144		Owner-occupied units	1 000 100	300.0				
childchildren	723,326 783,841	15.6 16.9	42,912	24.3	• • • •	:::	Under 25 years	15,310	100.0	123,121	100.0		├
children	370,664	8.0	55,618 16,840	31.5 9.5	•••		25 to 34 years	251,389	13.5	2,293 40,736	1.9 33.1		
children	128,446 46,854	2.8	5,433 1,157	3.1 0.7	•••	,,,	35 to 44 years	516,225 432,100	27.6 23.1	53,917 16,481	43.8 13.4		
children or more	36,956	9,0	867	0.5			55 to 6- years	366,378 285,730	19.6 15.3	6,405 3,289	5,2 2,7	***	
Owner occupied	1,867,132	100,0	123,121	100.0				202,720	ر.رـــ	حمم,د	2.1	•••	
child	854,059 309,815	45.7 16.6	24,301 36,597	19.7 29.7	•••	•••	VALUE		1				
children	401,037 187,056	21.5 10,0	43,652 14,702	35.5 11.9						l			
children or more	115,165	6.2	3,869	3.1	•••		Owner-occupied nonfarm units2	1,294,332	100,0	99,937	100.0	1,142,983	1
Renter occupied	2,773,143	100,0	53,438	100.0			Less than \$5,000	1,289	0.1 0.3			85,101	
o children	1,696,127 413,513	61.2 14.9	29,431 6,315	55.1 11.8			\$7,500 to \$9,900 \$10,000 to \$12,400.	42,395	3.3		:::	} 65,1,01	
children	382,804 183,608	13.8 6.6	11,966	22.4	•••		\$12,500 to \$14,900	81,813 216,186		4,885	4.9	369,421	
children or more	97,091	3.5	2,138 3,588	4.0 6.7	•••	:::	\$15,000 to \$17,400. \$17,500 to \$19,900.	236,733 199,373	18.3 15.4	8,908	8,9 15,9	358,798	
							\$20,000 to \$24,900. \$25,000 to \$34,900.	247,197	19.1	25,837	25.9	`	١.
OWN CHILDREN BY AGE GROUP							\$35,000 or more	168,931 96,389	13,1 7,4	36,713 7,710	36.7 7.7	329,663	2
All cocupied units	4,640,275	100.0	176,559	100,0			Mediandollars,.	18,300		23,900		15,800	
o children	2,550,186 602,721	55,0 13,0	53,732 57,677	30.4 32.7	•••	•••						. ——	
1 child. 2 children or more	276,846 325,875	6.0 7.0	18,649 39,028	10.6	•••	:::	Renter-occupied nonfarm units	0.000					
to 17 years only	1,027,717	22.1	43,182	22.1 24.5	•••	• • • •		2,773,143	. • • •	53,438		2,756,449	$\vdash$
1 child 2 children	446,482 396,520	9,6 8.5	24,263 15,877	13.7 9.0	• • • •		GROSS RENT						
3 children or more	184,715 459,651	4.0 9.9	3,042 21,968	1.7	:		Reporting	0 (50 000					١.,
2 children	137,059	3.0	5,657	12.4 3.2	• • •	***	Less than \$40	2,676,920 157,082	5.9	51,863	100.0	2,683,364 273,414	1
3 children	164,660 157,932	3,5	11,247 5,064	6.4 2.9	•••	• • • •	\$40 to \$59. \$60 to \$79.	636,551 794,657	23.8	4,086 7,086	7.9 13.7	856,114 765,768	
Owner occupied	1,867,132	100.0	123,121	100.0		••••	\$100 to \$119.	485,679	18,1	7,561	14.6	385,347	
children	854,059	45.7	24,301	19,7	:::	• • • •	31AU TO 3149	265,077 186,493 99,349	9,9 7,0	6,614 10,225	12.8 19.7	184,991	
der 6 years only	224,337 70,278	12.0 3.8	45,901 14,227	37.3 11.6	•••	***	\$200 or more		3.7 1.9	9,671 6,620	18.6 12.8	217,730	
2 children or more	154,059 553,097	8,3 29,6	31,674 34,248	25.7 27.8	•••	• • •	No cash rent	52,032 96,223	*	1,575	12.0	73,085	
1 child. 2 children.	239,537	12.8	22,370	18.2	•••	•••	Median.,dollars	74		122		64	
3 children or more	217,732 95,828	11.7 5.1	10,398	8.4	•••	•••		1					
th age groups	235,639 61,338	12.6 3.3	18,671 4,408	15,2 3,6	:::	:::	CONTRACT RENT						
3 children. 4 children or more	90,943 83,358	4.9	10,663 3,600	8.7	•••	:::	Reporting cash rent	2,676,920		51,863		2,683,364	
				2.9			Mediandollars	, ~, ~, U, U, JZU				2.003.304	

<sup>&</sup>lt;sup>2</sup> Based on sample enumerated for the 1956 National Housing Inventory; see section on "Description of tables,"
<sup>2</sup> Restricted to single-unit properties; see text.

## Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject	Units added		Units chang	ed by	Same units	
	New construction	Other sources	Conversion	Merger	Number	Percent
All dwelling units, 1959	204,526	31,849	68,332	18,617		
TENURE, COLOR, AND VACANCY STATUS			33,22	19,617	4,480,777	
All units	204,526	31,849	68,332	14 612		
ocupied	176,559	30,337	61,425	18,617	4,480,777	100,
White	123,121 121,461	3,296 3,296	18,614	12,974	4,353,337 1,708,927	97. 38.
Nonwhite	1,660		12,498 6,316	11,634	1,644,699	36,
White	53,438 45,817	27,041 12,497	42,611	5,643	2,644,410	1 59
Nonwhite	7,621	14,544	25,816 16,795	4,946 697	2,288,151 356,259	51. 8.
acant	27,967	1,512	6,907		127,440	2.
Available for rent	4,547 13,080	1,512	4,046		5,236 98,196	0
Other	10,340	•••	2,861	:::	64,008	1
CONDITION AND FLUMBING	J			j		
All unitat dilapidated	204,526	31,849	68,332	18,617	4,480,777	100
With all plumbing facilities	204,526	30,203 14,414	65,592 59,792	17,917 16,935	4,337,091 4,153,291	96. 92.
Lacking some or all facilities	::: }	15,789 1,646	5,800 2,740	982 700	183,800 143,686	3
Owner occupied	123,121	3,296	18,814	12,974	1,708,927	100
ot dilapidated	123,121 123,121	3,296	18,814	12,974	1,694,073	99
Lacking some or all facilities	127,121	3,296	18,814	12,974	1,680,532 13,541	98. O.
ilapidated	••• [	•••	•••		14,854	ā,
Renter occupiedot dilapidated	53,438 53,438	27,041 25,395	42,611 39,871	5,643	2,644,410	100
With all plumbing facilities	53,438	11,118	34,071	4,943 3,961	2,532,017 2,377,860	95 89
Lacking some or all facilities	•••	14,277	5,800 2,740	982 700	154,157 112,393	5, 4,
Vacant	27,967	1,512	6,907		127,440	•
BATHROOMS						
All units.	204,526	31,849	68,332	18,617	4,480,777	100
	101,686	11,118	60,147	5,944	3,592,127	BC
ore than 1	102,840	3,296 17,435	2,385 5,800	11,691 982	669,160 219,490	14.
ROOMS	ĺ					
All units	204,526	31,849	68,332	18,617	4,480,777	100.
and 2 rooms.	10,546	22,238	15,570	982	939,514	7.
and 4 rooms	63,109 77,570	6,315	34,303 14,528	1,397 7,750	1,976,658 1,627,618	44. 36.
rooms or more	53,301	3,296	3,931	8,488	542,987	12.
edian,,,,,	5,6	}	3,5	6.4	sia sia	•
Owner occupied	123,121	3,296	18,814	12,974	1,708,927 8,052	100. 8.
and 2 rooms.	11,407	:::	8,336		243,713	14
and 6 rooms rooms or more.	62,897 48,817	3,296	6,547 3,931	5,826 7,148	963,333 473,829	57. 27.
edian	6.2		-7	···	5.8	••
Renter occupied	53,438	27,041	42,611	5,643 982	2,644,410 304,658	100. 11.
and 2 rooms and 4 rooms	6,956 37,211	20,726 6,315	12,829	1,397	1,675,498	63.
and 6 rooms	7,991	•••	6,671	1,924 1,340	606,401 57,853	22. 2
rooms or more.	1,280 3.9	:::	3.1		3.7	••
Vacent	27,967	1,512	6,907		127,440	•
UNITS IN STRUCTURE	Ì			İ	al and a second	
All units.	204,526	31,849	68,332	18,617	4,480,777	100
L,	118,226	3,296	49,991	9,1 <i>8</i> 7 8,148	1,344,141	30 26
2 to 4	26,754 59,546	6,316 22,237	18,341	1,282	1,933,622	43.
YEAR STRUCTURE BUILT		j		j		
All units	204,526	31,849	68,332	18,617	4,480,777	190.
1957 to 1959	204,526		7,130	982	747,663	16.
pril 1950 to 1956. 940 to March 1950.	::: }	31,849	11,923 49,279	1,282 16,353	456,360 3,276,754	10 <b>7</b> 3
939 or earlier	•••	31,043	-			
PERSONS		30,337	61,425	18,617	4,353,337	100
Occupied units	176,559 8,941	4,669	10,127	1,682	587,534 1,300,529	1.9 29
person. persons.	36,633	14,412	18,582 9,853	1,978	835,641	19
persons.	29,946 69,800	3,295 6,316	6,549	2,563 3,962	834,004 474,240	19 10
persons.	19,960	1,645	8,332 7,982	4,526	321,379	7
	11,279		2,7	4.2	2.6	•
persons or more.	3.7	***		••• 1	3.5	

#### Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

Subject		through		ged by	Same unita	•
	New construction	Other sources	Conversion	Merger	Number	Percent
PERSONS PER ROCH						
Occupied units	176,559	30,337	61,425	18,617	4,353,337	100
80 or less 11 to 0.75	64,946 67,548 38,793 4,372	6,453 1,512 9,475 1,512 11,385	19,178 11,199 17,032 4,725 9,291	9,548 3,320 5,749 	1,594,590 1,229,169 1,068,455 325,269 135,854	3 2 2
VALUE						
Owner-occupied nonfers units1	. 99,937	1,646	,	8,488	1,184,261	10
is than \$5,000. 000 to \$7,400. 500 to \$9,900. 0,000 to \$12,400. 0,000 to \$14,900. 0,000 to \$14,900. 0,000 or more. 0,000 or more.	4,885 95,052	   1,646	   	1,903 1,340 5,245	1,289 4,026 42,395 79,910 209,961 846,680 17,900	1.7
Renter-cocupied nonfarm units	53,438	27,041	42,611	5,643	2,644,410	
GROSS RENT	The state of the s					
orting	4,086 7,086 7,561 33,130	25,395 1,512 7,828 13,031 1,512 1,512 1,646	41,301 2,619 5,921 10,001 9,298 13,462 1,310	4,020 1,283 1,341 1,396 1,623	2,554,341 3,868 147,800 618,716 763,198 465,912 554,847 90,069	100 2. 2. 2. 10 2.
corting cash rent	51,863	25,395	41,301	4,020	2,554,341	

<sup>1</sup> Restricted to single-unit properties; see text.

Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number. Except for the line "All dwelling units," the table is restricted to units with 1956 records available

Subject.	Units lost th	rough—	Units chang	ged by	Same units	3
	Demolition	Other means	Conversion	Merger	Number	Percent
All dwelling units, December 1956	36,655	63,237	41,398	27 007		100
Units with 1956 records available	35,508	60,940	30,012	37,021	4,480,777	100. 96.
TENURE, COLOR, AND VACANCY STATUS	,	00,540	20,012	35,805	4,302,385	96.
All units	35,508	60,940	30,012	35,805	4,302,385	100.
ecupied	30,917	49,937	25,705	31,859		96.
Owner occupied	3,549	7,936	13,293	14,152	4,143,683 1,668,870	38,
White Monwhite	3,549	6,838	11,189	12,932	1,600,305	37.
Renter occupied	27,368	1,098	2,104	1,220	68,565	1
White	22,337	42,001 33,133	12,412	17,707	2,474,813	57.
Nomite	5,031	8,868	11,360	17,707	2,216,147	51.
seent	4,591	•	1,052	***	258,666	6.
Available for sale only	4,531	11,003	4,307	3,946	158,702	3.
Available for rent	1,148	2,196	2,105	***	18,542	0.
Other	3,443	8,807	2,202	2,235 1,711	33,096 107,064	2.
CONDITION AND PLIMBING			-			
All units	35,508	60,940	30,012	35,805	4,302,385	100
ot dilapidated	24,030	45,480	or are			
With all plumbing facilities	16,720	29,324	26,855 24,750	35,805	4,135,244	96. 91.
Leaking some or all facilities	7,310	16,156	2,105	31,658 4.147	3,946,282 188,962	4.
**************************************	11,478	15,460	3,157	4,147	167,141	3
Owner commission	3,549	7,936	12 000	h		100
ot dilapidated	3,549	6,838	13,293 12,241	14,152	1,668,870	100. 98.
With all plumbing facilities	3,549	6,838	12,241	14,152 12,932	1,640,331 1,617,721	96
dlapidated	***	•••		1,220	22,610	1
1	•••	1,098	1,052	-,,,,,,	28,539	1.
Rester occupied	27,368	42,001	12,412			700
ot dilapidated	19,333	28,738	11,360	17,707	2,474,513	100. 94.
Lacking some or all facilities	12,023	15,877	9,255	17,707 16,491	2,347,898 2,192,693	88
Mapide ted.	7,310	12,861	2,105	1,216	155,205	6.
<u> </u>	8,035	13,263	1,052		126,915	5.
Vacant	4,591	11,003	4,307	3,946	158,702	

## Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units where less than 0.1. Plus (+) or minus (--) after number indicates median above or below that number.

Except for the line "All dwelling units," the table is restricted to units with 1956 records available]

Subject	Units lost	through—	Units chang	ed 167	Seme and to	· · · · · · · · · · · · · · · · · · ·
Subject	Demolition	Other means	Conversion	Herger	Musher	Percent
-2010						
ROOMS	05 500				4,302,385	100
All units	35,508	60,940	30,012	35,805		7
nd 2 rooms	3,443 21,190	25,214 16,922	2,202 3,249	8,039 18,083	313,557   1,968,134	45
	10,875	14,208	11,003	7,449	1,551,648	36
		4,596	13,558	2,234	469,046	70
ian	3,9	3,3	***	3.2	4.4	•
Owner occupied	3,549	7,936	13,293	14,152	1,668,870	100
	•••	1,098	. :::	1,117	30,219 332,420	1 19
nd 4 rooms	3,549	3,342 1,199	2,197	5,689 6,229	914,712	54
	***	2,297	7,652	1,117	391,519	23
lan	***		• • •	•••	5.7	•
Renter occupied	27,368	42,001	12,412	17,707	2,474,813	1.00
	3,443	16,234	2,202	5,211	254,472	14 63
	16,599	11,285	1.052 (	10,159	1,568,775   592,284	2
	7,326	12,183	6,506 2,652	1,117	59,283	-
ind b FOOMS.	***	3,3		***	3.7	
· 1		33,000	4,307	3,946	158,702	
Vacant	4,591.	11,003	ا 'انگرونه	3,	,	
UNITS IN STRUCTURE		}	Į	1		
All units	35,508	60,940	30,012	35,805	4,302,385	10
	4,802	14,949	17,267	32,354	1,257,135 1,168,733	2
	9,605	16,577 29,414	4,306 8,419	3,451	1,876,517	4
more	21,101	27,414	.,	-,		
YEAR STRUCTURE BUILT			}		, and make	19
All units	35,508	60,940	30,032	35,805	4,302,385 685,680	1
mil 1950 to 1956	4,697		12,240 17,772	6,180 29,625	3,616,705	} i
rch 1950 or earlier	30,811	40,852	*/,//-	-,		
PERSONS				l		١.
Occupied units	30,917	49,937	25,705	31,859	4,143,663	1
	7,099		2,201	5,112 9,241	441,731 1,207,223	
	9,394		6,603 1,053	5,586	965,006	
	5,386 4,342	5,253	3,350	4,470 1	800,669	}
personspersons	2,403	5,693	6,690	3,558 3,892	421,810 287,244	1
persons or more	2,295	7,450	5,808	2,00%		1
dian:	•••	2.2		•••	2.9 3.3	1
Owner	•••	. \ •••	• • • •	***	2.7	1
Renter	•••	1,7				
PERSONS PER ROOM				1		] .
Occupied units	30,91	49,937	25,705	31,859	4,143,683	<del> </del>
50 on legg	11,90		9,856	6,332 6,702	1,394,326 1,265,490	
5] to 0.75	7,68	6,939 4 18,353	6,697 4,753	11,478	1,028,294	1
76 to 1 00	3,19 3,54		2,294	5,010	348,003 107,570	}
01 to 1.50	4,59		2,105	2,337	101.010	1
or more			Į.			(
VALUE		3,496	11,189	•••	1,059,060	<u> </u>
Owner-occupied nonfarm units1	2,40	2 70#	11,189	***	1,000,709	
porting	1,25	2)	1	•••	2,739 27,949	1
Tage than \$5 OCC	••	• 1	1,052	:::	1 27 326	1
\$5,000 to \$7,400		.   •••	1,150	1	フクキ 身成分	ı
\$10,000 to \$12,400	١.	***		<b>\</b> •••	142,266 610,531	1
\$12.500 to \$14.900	1,25	2,398	8,987	ľ :::	58,351	
\$15,000 or more	1,14	8 1,098	***		16,200	1
ediandollars.	L		<del> </del>			
·			12,412	17,707	2,473,497	
Renter-occupied nonfarm units	27,36	8 42,001				
GROSS RENT			9,062	14,253	2,180,742	: [
eporting	19,33		7,002	•••	2,579	
Less than \$20	10,7	4,394	1,052	6,230	704,014	<b>+</b>
520 to \$39		12,041		5,789	627,427	7
\$40 to \$59 \$60 to \$79				2,234	332,800	
\$80 to \$00		4,150	1 1	2,337	2,37,29	7
\$100 on mone			3,220	1,117	55,45	3
ot reported		·· {	1	·	64	5
ediandollars	•	{	•••		1	1
		-	(			
CONTRACT RENT	I	1	10,114	14,253	2,211,90	0 1
CUNTRACT RENT	19,3	32,820	)		5	7 1

<sup>1</sup> Restricted to single-unit properties; see text.

## Components of Inventory Change-1957 to 1959 Components

## Table 4.—TENURE, COLOR, AND VACANCY STATUS, FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

						1	959 charac	teristic					
					Occ	upied units					Va	cant units	
1956 characteristic	Total		Total			Owner			Renter			Avail-	
		Total	White	Non- white	Total	White	Non- white	Total	White	Non- white	Total	able	Other
Same units 1956 and 1959: With 1956 records available	4,302,385	4,185,299	3,785,961	399,338 376,553	1,625,626 1,588,178	1,561,398 1,526,528	64,228 61,650	2,559,673	2,224,563 2,155,698	335,110 314,903	117,086 84,904	55,393 50,016	61,693
Occupied. White. Nonwhite. Owner occupied. White. Nonwhite. Renter occupied. White. Renter Nonwhite.	4,143,683 3,816,452 327,231 1,668,870 1,600,305 68,565 2,474,813 2,216,147 258,666	4,058,779 3,739,678 319,101 1,650,990 1,583,714 67,276 2,407,789 2,155,964 251,825	3,682,226 3,624,293 57,933 1,573,130 1,560,195 12,935 2,109,096 2,064,098 44,998	376,553 115,385 261,168 77,860 23,519 54,341 298,693 91,866 206,827	1,527,027 61,151 1,453,197 1,398,492 54,705 134,981 128,535 6,446	1,513,901 12,627 1,396,703 1,386,655	13,126 48,524 56,494 11,837 44,657 5,156 1,289 3,867		2,110,392 45,306 176,427 173,540 2,887 1,979,271 1,936,852 42,419	102,259 212,644 21,366 11,682 9,684 293,537 90,577 202,960	76,774 8,130 17,880 16,591 1,289 67,024 60,183 6,841	48,727 1,289 6,915 6,915 43,101 41,812 1,289	28,047 6,841 10,965 9,676 1,289 23,923 18,371 5,552
Vacent Available Other	158,702 51,638 107,064	126,520 47,706 78,814	103,735 39,322 64,413	22,785 8,384 14,401	37,448 17,334 20,114	34,870 14,756 20,114	2,578 2,578 	89,072 30,372 58,700	68,865 24,566 44,299	20,207 5,806 14,401	32,182 3,932 28,250	5,377 2,642 2,735	26,805 1,290 25,515
Same units 1950, 1956, and 1959: With 1956 records available	3,282,527	3,196,814	2,870,406	326,408	1,133,103	1,075,584	57,519	2,063,711	1,794,822	268,889	85,713	36,571	49,142
Occupied. White. Nonwhite. Owner occupied. White. Remter occupied. White. Nonwhite. Nonwhite.	3,177,721 2,911,236 266,485 1,173,038 1,112,110 60,988 2,004,623 1,799,126 205,497	3,112,868 2,853,224 259,644 1,159,995 1,099,696 59,699 1,953,473 1,753,528 199,945	2,800,800 2,755,097 45,703 1,088,244 1,077,542 10,702 1,712,556 1,677,555 35,001	312,068 98,127 213,941 71,151 22,154 48,997 240,917 75,973 164,944	1,117,414 1,063,840 53,574 1,019,022 971,894 47,128 98,392 91,946 6,446	1,062,473 1,052,079 10,394 969,237 961,422 7,815 93,236 90,657 2,579	54,941 11,761 43,180 49,785 10,472 39,313 5,156 1,289 3,867	1,995,454 1,789,384 206,070 140,373 127,802 12,571 1,855,081 1,661,582 193,499		257,127 86,366 170,761 21,366 11,682 9,684 235,761 74,684 161,077	64,853 58,012 6,841 13,703 12,414 1,289 51,150 45,598 5,552	33,912 33,912 4,027 4,027 4,027 29,885 29,885	30,941 24,100 6,841 9,676 8,387 1,289 21,265 15,713 5,552
Vacant. Ayailable Other	104,806 27,848 76,958	83,946 25,269 58,677	69,606 20,113 49,493	14,340 5,156 9,184	15,689 6,183 9,506	13,111 3,605 9,506	2,578 2,578	68,257 19,086 49,171	56,495 16,508 39,987	11,762 2,578 9,184	20,860 2,579 18,281	2,659 1,289 1,370	18,201 1,290 16,911

#### Table 5.—CONDITION AND PLUMBING FACILITIES, FOR SAME UNITS: 1959 BY 1956

						1959 charac	tonistic				
1											
1	Ì		Total		Owne	r-occupied un	1te		r-occupied un	its	
1956 characteristic	Total	Not dila	pidated		Not dila	pidated		Not dilapidated			Vacant
		With all plumbing facilities	Lacking some or all facilities	Dilapi- dated	With all plumbing facilities	lacking some or all facilities	Dilapi- dated	With all plumbing facilities	Lacking some or all facilities	Dilapi- dated	units
Same units 1956 and 1959: With 1956 records available	4,302,385	3,993,144	172,493	136,748	1,598,935	11,837	14,854	2,308,295	145,923	105,455	117,08
ot dilapidated: With all plumbing facilities Lacking some or all facilities ilapidated	3,946,282 188,962 167,141	3,823,882 81,951 87,311	60,744 83,705 28,044	61,656 23,306 51,786	1,577,909 14,500 6,526	7,814 2,734 1,289	9,619 5,235	2,168,592 64,153 75,550	48,982 72,765 24,176	43,907 21,936 39,612	89,45 12,87 14,75
Owner occupied	1,668,870	1,618,713	24,790	25,367	1,430,614	9,097	13,486	177,389	11,516	8,888	17,88
ot dilapidated: With all plumbing facilities Lacking some or all facilities ilapidated	1,617,721 22,610 28,539	1,596,717 11,603 10,393	7,734 11,007 6,049	13,270 12,097	1,413,455 10,633 6,526	6,444 1,364 1,289	9,619 3,867	175,130 970 1,289	1,290 5,466 4,760	3,651 5,237	8,13 4,17 5,57
Renter occupied	2,474,813	2,230,245	142,351	102,217	130,873	2,740	1,368	2,052,401	131,715	88,692	67,0
ot dilapidated: With all plumbing facilities Lacking some or all facilities ilapidated	2,192,693 155,205 126,915	2,094,036 63,183 73,026	51,640 68,716 21,995	47,017 23,306 31,894	127,006 3,867	1,370 1,370	1,368	1,922,797 57,946 71,658	47,692 64,607 19,416	38,887 21,936 27,869	54,94 5,47 6,60
Vacant	158,702	144,186	5,352	9,164	37,448			78,505	2,692	7,875	32,1
Same units 1950, 1956, and 1959: With 1956 records available	3,282,527	3,032,488	134,532	115,507	1,109,600	9,185	14,318	1,862,881	116,080	84,750	85,73
ot dilapidated: With all plumbing facilities Lacking some or all facilities Hapidated	2,991,735 147,969 142,823	2,884,932 71,612 75,944	54,233 57,411 22,888	52,570 18,946 43,991	1,089,863 13,211 6,526	6,526 1,370 1,289	9,083 5,235	1,742,306 55,103 65,472	43,759 52,012 20,309	35,357 17,576 31,817	64,84 8,69 12,17
Owner occupied	1,173,098	1,134,669	16,671	21,758	999,627	6,445	12,950	124,332	10,226	5,815	13,70
tot dilapidated: With all plumbing facilities Lacking some or all facilities Dilapidated	1,132,328 13,520 27,250	1,114,932 9,344 10,393	6,446 4,176 6,049	10,950 10,808	983,757 9,344 6,526	5,156 1,289	9,083 3,867	123,043	1,290 4,176 4,760	1,867 3,948	8,1. 5,5
Renter occupied,,,,,	2,004,623	1,800,909	113,912	89,802	94,284	2,740	1,368	1,674,239	104,565	76,277	51,1
ot dilapidated: With all plumbing facilities Lacking some or all facilities Milapidated	1,769,526 124,705 110,392	1,682,858 55,103 62,948		40,251 18,946 30,605	90,417 3,867	1,370 1,370	1,368	1,562,793 49,866 61,580	42,469 46,547 15,549	32,121 17,576 26,580	40,3 5,4 5,3
Vacant	104,806	96,910	3,949	3,947	1			64,310	1,289	2,658	20.8

### Table 6.—VALUE OF PROPERTY FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

							1959 val	lue		· · · · · · · · · · · · · · · · · · ·			
	Total				0	wner-occupi	ed nonfarm :	mits <sup>1</sup>					All other
1956 value	10111	Total	Less than \$5,000	\$5,000 to \$7,400	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 tc \$24,900	\$25,000 or more	Not reported	eccupied and vacant units
Same units 1956 and 1959: With 1956 records available	4,302,385	1,104,583	1,289	4,026	38,825	75,844	187,936	211,072	158,918	191,391	206,192	29,090	3,197,802
Owner-occupied nonfarm unital Less than \$5,000. \$5,000 to \$7,400. \$7,500 to \$9,900. \$10,000 to \$12,400. \$12,500 to \$14,900. \$15,000 to \$17,400. \$17,500 to \$19,900. \$20,000 to \$24,900. \$25,000 or more Not reported. All other occupied and vacant units.	1,059,060 2,739 27,949 41,344 175,880 142,266 227,578 101,351 134,127 147,475 58,351 3,243,325	1,011,126 2,739 27,949 38,686 168,333 136,959 217,215 99,982 132,759 133,388 53,116	1,289	4,026	35,669 4,026 17,224 9,263 1,289  3,867 3,156	64,624 1,370 6,686 6,991 31,010 5,237 6,066 4,109 3,155	175,176 2,659 5,919 68,020 63,001 23,868 2,739 1,370 1,370 6,230	200,780 1,368 7,263 29,647 47,460 81,944 16,129 12,156 4,813 10,292	1,369 1,369 12,562 14,482 69,194 28,586 12,598 2,394 6,766 10,967	2,579 5,973 5,489 29,617 46,268 62,788 14,188 6,766 17,723	20,150	22,413 1,369 3,868 1,289 11,858 1,290  1,370 1,369 6,677	47,934 2,658 7,547 5,307 10,363 1,369 1,362 1,4087 5,235
Same units 1950, 1956, and 1959: With 1956 records available	3,282,527	711,925	1,289	4,026	37,882	50,450	100,201	139,041	<del></del>			21,266	
Owner-occupied nonfarm units 1.  Less than \$5,000. \$5,000 to \$7,400. \$7,500 to \$9,900. \$10,000 to \$12,400. \$12,500 to \$14,900. \$15,000 to \$17,400. \$17,500 to \$19,900. \$20,000 to \$19,900. \$20,000 to \$24,900. All other occupied and vacant units.	90,589	658,119 2,739 27,949 34,487 116,340 66,602 130,591 69,072 81,884 83,326 45,129 53,806	1,289		34,726 4,026 16,281 9,263 1,289	6,048 21,188 5,237 2,739 1,370	1,370 6,230	128,749 1,368 5,894 25,870 24,241 42,295 14,765 10,792 3,524	1,369 8,966 7,953 50,303 22,084 8,058	2,579 5,973 19,384 25,455 42,653 12,819 6,766	5,237 4,029 16,271 69,139 13,452	1,289 5,315 1,290 1,370	1,368 7,263 5,235

<sup>1</sup> Restricted to single-unit properties; see text.

Table 7.—GROSS RENT FOR SAME UNITS: 1959 BY 1956

				Dancu	ou sample, s								
							1959 gros	s rent					
						Renter-occ	upied nonfa	rn units					All other
1956 gross rent	Total	Total	Less than \$30	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 to \$119	\$120 or more	No cash rent or rent not reported	end end vacent units
Same units 1956 and 1959: With 1956 records available  Renter-occupied nonfarm units Less than \$30 \$30 to \$39	4,302,385 2,473,497 63,685 145,089	2,559,673 2,271,492 61,026 135,904	26,211 23,138 17,012 3,548	101,140 92,831 20,306 33,834	218,834 196,350 10,935 45,246	356,308 329,581 3,947 30,473 84,296	387,054 364,750 9,753 41,414	315,835 288,184 2,578 17,252	427,016 377,452 2,259 2,657 11,066	217,111 188,572 1,289 1,289 2,738	255,017 207,057  2,659	255,147 203,577 5,278 6,526 12,651	1,742,712 202,005 2,659 9,185 13,290 26,499
\$40 to \$49 \$50 to \$59. \$60 to \$69. \$70 to \$79. \$80 to \$99. \$100 to \$119. \$120 or more. No cash rent or rent not reported.	299,886 404,128 374,734 252,693 332,808 145,477 162,242 292,755	286,596 377,629 354,113 243,827 296,844 128,490 138,380 248,683	2,578	21,365 2,578 1,370 1,370 2,257 9,751 8,309	93,155 22,999 4,028 2,658 1,369  15,960 22,484	153,729 29,440 1,289 3,867  22,540 26,727	121,343 115,009 32,103 6,526 943 37,659 22,304	43,353 102,656 77,553 12,971 1,289 943 29,589 27,651	18,469 57,665 96,473 150,711 7,388 2,660 28,104 49,564	1,370 6,764 8,941 77,677 67,428 5,780 15,296 28,539	3,792 3,946 6,525 12,193 40,052 111,359 26,531 47,960	12,574 32,027 18,285 30,160 10,963 14,438 60,675	20,621 8,866 35,964 16,987 23,862 44,072
All other occupied and vacant units  Same units 1950, 1956, and 1959:	1,828,888	288,181	3,073 20,706	85,195	191,410	314,673	340,427	285,575	350,203	144,236	125,751	205,535	1
With 1956 records available.  Renter-occupied nonfarm units Less than \$30. \$30 to \$39. \$40 to \$49. \$50 to \$59. \$60 to \$59. \$70 to \$79. \$80 to \$99. \$100 to \$119. \$120 or more No cash rent or rent not reported.  All other occupied and vacant units.	3,282,527 2,003,307 54,302 123,514 274,594 368,112 340,849 200,274 254,013 79,879 88,264 219,506	1,853,765 51,643 115,618 261,304 345,640 322,806 195,036 229,672 71,984 70,843 189,219 209,946	19,417 14,261 2,578	81,377 19,336 30,287 19,107 2,578  2,257 7,812	169,896 9,022 37,873 85,295 19,337 2,660 2,658 	296,762 3,947 25,384 75,579 143,367 25,459 1,289 3,867  17,870	320,463 7,814 41,414 109,359 102,236 22,325 6,526 30,789 19,964		307,250 2,259 1,289 7,519 16,530 57,665 70,549 121,392 5,155 2,660 22,232 42,953	2,578	2,659 3,792 2,578 5,155 7,710 16,119 57,827 7,047	1,529 6,526 11,683 11,604 28,798 15,507 25,078 9,993 5,521 49,79	2,659 7,896 13,290 22,472 18,043 5,238 24,341 7,895 17,421 30,287

## Table 8.—NEW CONSTRUCTION: NUMBER OF ROOMS, BY CONDITION AND PLUMBING FACILITIES, BATHROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, BY TENURE, 1959

Subject	Total	1 and 2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms or more
All dwelling units	204,526	10,546	20,174	42,935	25,630	51,940	53,301
GONDITION AND PLAMBING							
	2007 826	10,546	20,174	42,935	25,630	51,940	53,301
All units	204,526	10,540	20,211				
Not dilapidated: With all plumbing facilities	204,526	10,546	20,174	42,935	25,630	51,940	53,301
Lacking some or all facilities	:::	•••	***	:::		***	•••
Owner occupied	123,121		1,877	9,530	14,297	48,600	48,817
Not dilapidated:				0.520	14,297	48,600	/0 thm
With all plumbing facilities	123,121	***	1,877	9,530	14,257	40,000	48,817
Dilapidated		•••	•••	•••	•••	•••	•••
Renter occupied	53,438	6,956	10,264	26,947	6,626	1,365	1,280
Not dilapidated:	<b>5</b> 7 130	6,956	10,264	26,947	6,626	1,365	1,280
With all plumbing facilities	53,438		•••		•••		•••
Dilapidated,		•••	•••	***	•••		•••
Vacant	27,967	3,590	8,033	6,458	4,707	1,975	3,204
BÁTHROOMS							
All writs	204,526	10,546	20,174	42,935	25,630	51,940	53,301
More than 1.	101,686 102,840	10,546	20,174	39,554 3,381	18,043 7,587	10,763 41,177	2,606 50,695
Shared or none	***	***		•••	•••	•••	***
Owner cocupied	123,121	•••	1,877	9,530	14,297	48,600	48,817
1	37,048	•••	1,877	9,200	12,602 1,695	10,763 37,837	2,606 46,211
More than 1 Shared or none	86,073	***	:::				***
Renter occupied	53,438	6,956	10,264	26,947	6,626	1,365	1,280
1	46,073	6,956	10,264	24,876	3,977	1 205	1,280
More than 1	7,365		***	2,071	2,649	1,365	1,200
Vacent	27,967	3,590	8,033	6,458	4,707	1,975	3,204
Persons							
All occupied units	176,559	6,956	12,141	36,477	20,923	49,965	50,097
1 person	8,941	4,077	2,286	2,578	7 6/6		3,993
2 persons	36,633 29,946	2,279 600	6,367 3,147	12,562 6,396	7,040 4,394	4,392 8,750	6,659
4 persons	69,800 19,960	:::	341	13,803	4,721 2,349	31,552 4,715	19,383 11,987
6 persons or more	11,279		1	229	2,419	556	8,075
Owner occupied,	123,121		1,877	9,530	14,297	48,600	48,817
1 person	397		7 .000	397	6 700	, 202	3,993
2 persons	18,263 22,231	:::	1,280 597	1,896 2,168	6,702 4,057	4,392 8,750	6,659
4 persons	56,195 18,684	:::	:::	4,827 242	1,798 1,740	30,187 4,715	19,383 11,987
6 persons or more	7,351				-,	556	6,795
Renter occupied	53,438	6,956	10,264	26,947	6,626	1,365	1,280
l person	8,544 18,370	4,077 2,279	2,286 5,087	2,181	320	•••	•••
2 persons	7,715	600	2,550	10,666 4,228	338 337	***	:::
4 persons 5 persons	13,605 1,276	ll :::	341	8,976 667	2,923	1,365	
6 persons or more	3,928			229	2,419		1,280
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
All occupied units	176,559	6,956			20,923	49,965	50,097
Male head, wife present, no nomrelatives	155,847 119,108	1,927				47,310 39,492	47,423 43,525
45 to 64 years	32,338 4,401	667 486	2,629	9,192	9,461	6,491	3,898
Other male head	10,511	2,254	1,648	1,280	1	2,655	2,67
Female head	10,201	2,775			681.		
Owner occupied	123,121	<b></b>			_ <del></del>		48,81
Male head, wife present, no nonrelatives	117,395 93,670	:::		9,133 5,310			46,14 42,24
45 to 64 years 65 years and over	20,537 3,188		269	3,823	7,421 1,861	5,126	3,89
Other male head	5,726		•••	, 397		2,655	2,67
Pemale head	***		1	•••	•••		
Renter occupied	The state of the s	6,956					1,28
Male head, wife present, no numrelatives		1,927					1,28
45 to 64 years	11,801	66'	7 2,36	5,369	2,040	1,365	
Other male head	4,785	2,25	4 1.64	883		.	••
Female head	10,201	2,77	1,96	0 4,78	683		••

## Table 9.—NEW CONSTRUCTION: 1959 VALUE OF PROPERTY, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR OWNER-OCCUPIED NONFARM DWELLING UNITS

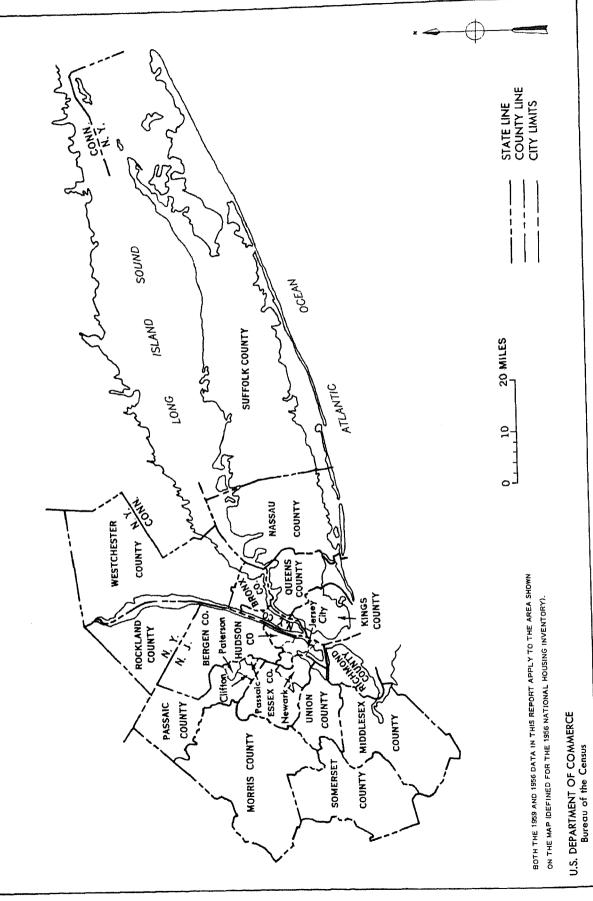
[Based on sample; see text]

					Value			
Subject	Total.	Less than \$10,000	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more
Owner-occupied nonfarm dwelling units1	99,937			4,885	8,908	15,684	25,837	44,423
ROOMS  1 and 2 rooms			•••					
1 and 2 FOURS. 5 and 6 FOURS. 7 FOURS OF MOTE.	1,860 49,260 48,817		•••	2,730 2,155	1,860 5,844 1,204	8,154 7,730	14,525	18,007 26,416
PERSONS								
1 and 2 persons	12,294 63,177 20,328 4,138	•••		2,730 1,886 269	1,364 5,802 1,469 273	2,723 7,168 5,993	2,935 20,400 2,502	5,272 27,077 8,478 3,596
HOUSEHOLD COMPOSITION BY AGE OF HEAD								
Male head, wife present, no nonrelatives	94,608 78,340 13,080 3,188 5,329			4,885 3,520 1,365	8,908 7,544 1,364 	14,556 11,652 2,904 1,328	25,837 24,006 504 1,327	40,422 31,618 6,943 1,861 4,001

<sup>1</sup> Restricted to single-unit properties; see text.

## Table 10.—NEW CONSTRUCTION: 1959 GROSS RENT, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR RENTER-OCCUPIED NONFARM DWELLING UNITS

				Gross :	rent		
Subject	Total	Less than \$60	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more	No cash rent
Leave and the second se	53,438	4,086	7,086	7,561	16,839	16,291	1,575
Renter-occupied nonfarm dwelling units				1,006	4,226	1,143	248
1 and 2 rooms	6,956 37,211 7,991 1,280	333 3,479 274 	5,518 1,568	5,638 917	10,030 2,583	11,219 2,649 1,280	1,325
PERSONS  1 and 2 persons	26,914 21,320 4,360 844	1,643 2,169 274	2,001 2,961 1,280 844	3,102 3,542 917	10,521 6,318 	8,320 6,062 1,889	1,327 244 •••
HOUSEHOLD COMPOSITION BY AGE OF HEAD  Male head, wife present, no nonrelatives Under 45 years 45 to 64 years 65 years and over Other male head	38,452 25,438 11,801 1,213 4,785 10,201	2,776 2,443  333 1,310	5,731 5,501 230  1,355	5,857 4,366 1,222 269 339 1,365	9,908 6,827 2,594 487 2,740 4,191	12,853 6,301 6,428 124 1,458 1,980	1,32 1,32 24



## U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 2-9

COMPONENTS OF INVENTORY CHANGE Part 2: 1957–1959 Components

Philadelphia, Pa.—N.J.

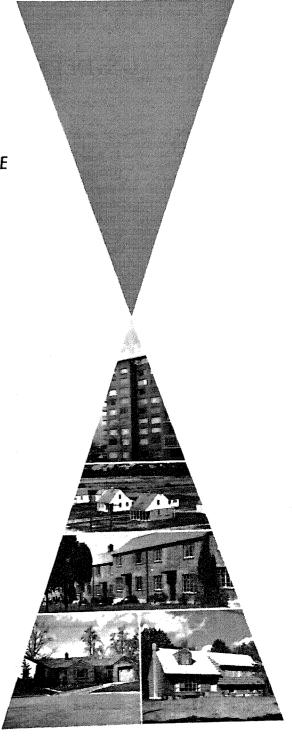
Standard Metropolitan Statistical Area

Prepared under the supervision of DANIEL B. RATHBUN, Chief Housing Division



U.S. DEPARTMENT OF COMMERCE Luther H. Hodges, Secretary

BUREAU OF THE CENSUS
Richard M. Scammon, Director (From May 1, 1961)
Robert W. Burgess, Director (To March 3, 1961)





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## PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

Results of the 1960 Census of Housing are published in seven housing volumes as described below. A separate series containing the census tract reports is a joint publication with data from the 1960 Census of Population. A series of special reports for local housing authorities constitutes the remainder of the final reports. The source of the data is the April 1960 enumeration, except for Volumes IV and V which are based largely on the enumeration of units in a sample of land area segments, started in late 1959 and completed in 1960. Prior to the final reports, several series of preliminary and advance reports were issued. Some unpublished statistics can be obtained for the cost of preparing a copy and certain special tabulations can be prepared, on a reimbursable basis, on request to the Chief, Housing Division, Bureau of the Census, Washington 25, D. C.

Volume I (Series HC(1) reports). States and Small Areas. Information about all subjects covered in the April 1960 enumeration, with a separate report for the United States by regions and geographic divisions, each of the 50 States, the District of Columbia, Puerto Rico, Guam, and the Virgin Islands of the United States. In the State reports, information is shown for the State as a whole and for each standard metropolitan statistical area, urbanized area, place of 1,000 inhabitants or more, county, and the rural-farm and rural-nonfarm parts of the county. The volume covers occupancy characteristics such as tenure, vacancy status, color, number of persons; structural characteristics, such as number of rooms and year structure built; condition of unit; plumbing facilities, such as water supply, and toilet and bathing facilities; equipment and fuels, including heating equipment, air conditioning, television sets, clothes washing machine, heating fuel, cooking fuel, and water heating fuel; and financial characteristics including value and rent.

Volume II (Series HC(2) reports). Metropolitan Housing. Cross-tabulations of housing and household characteristics, with a separate report for the United States by geographic divisions, and for each of the 192 standard metropolitan statistical areas of 100,000 inhabitants or more in the United States and Puerto Rico. Separate statistics for each of the 134 places of 100,000 inhabitants or more are included in the metropolitan area reports.

Volume III (Series HC(3) reports). City Blocks. Separate reports for cities and other urban places having 50,000 inhabitants or more prior to and at the time of the 1960 Census, and for a number of smaller localities which arranged for block statistics. Data for a limited number of characteristics are presented by blocks. Statistics for 466 cities and localities in the United States and Puerto Rico are published in 420 separate reports.

Volume IV (Series HC(4) reports). Components of Inventory Change. Information on the source of the 1959 inventory and the disposition of the 1950 and 1956 inventories. Data are provided for components of change such as new construction, conversion, merger, demolition, and other additions and losses. Part 1 of the volume contains the 1950 to 1959 comparison, with a separate report for the United States by regions, and each of 17 selected metropolitan areas (15 standard metropolitan statistical areas, defined as of June 8, 1959, and 2 standard consolidated areas). Part 1 is published in two sets of reports for each area. Part 1A presents basic 1950 and 1959 data, with emphasis on the counts and characteristics of the components of change; Part 1B presents additional information on characteristics of the inventory, including characteristics of the present and previous residences of recent movers. Part 2 contains the 1957 to 1959 comparison, with a separate report for the United States by regions, and separate reports for 9 of the selected areas (standard metropolitan areas defined for the 1956 inventory).

<u>Volume V. Residential Finance</u>. Information on financing of residential property, including characteristics of mortgages, properties, and homeowners. Part 1 of the volume is a report on homeowner properties for the United States by regions, and each of 17 selected metropolitan areas (15 standard metropolitan statistical areas, defined as of June 8, 1959, and 2 standard consolidated areas). Part 2 is a report on rental and vacant properties for the United States.

<u>Volume VI. Rural Housing</u>. Cross-tabulations of housing and household characteristics for the 121 economic subregions of the United States, for rural-farm and rural-nonfarm housing units.

<u>Volume VII.</u> Housing of Senior Citizens. Cross-tabulations of housing and household characteristics of units occupied by persons 60 years old and over, for the United States, each of the 50 States and the District of Columbia, and selected standard metropolitan statistical areas.

Series PHC(1) reports. Census Tracts. Separate reports for 180 tracted areas in the United States and Puerto Rico. The reports contain information, by census tracts, on both housing and population subjects. (This series is the same as the tract reports included in the publication program for the 1960 Census of Population.)

Series HC(S1) reports. Special Reports for Local Housing Authorities. Separate reports for 139 localities in the United States. The program was requested by, and planned in cooperation with, the Public Housing Administration. The reports contain data on both owner- and renter-occupied housing units defined as substandard by Public Housing Administration criteria, with emphasis on gross rent, size of family, and income of renter families.

## LIST OF REPORTS IN VOLUME IV, PART 2

(The boundaries of the areas listed below are the same as those defined for the 1956 National Housing Inventory)

- 1. United States and Regions
- 2. Atlanta SMSA
- 3. Boston SMSA
- 4. Chicago, Ill.-Northwestern Indiana Standard Consolidated Area 5. Dallas SMSA

- 6. Detroit SMSA
- 7. Los Angeles-Long Beach SMSA
- 8. New York-Northeastern New Jersey Standard Consolidated Area
- 9. Philadelphia SMSA
- 10. Seattle SMSA

## SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

		159		1959	1956		
Subject	Total units	New con- struction units	1956, total units	Units added through- New construction Other sources Units changed by- Conversion Merger Same units	Units lost through- Demolition Other means Units changed by- Conversion Merger Same units	1959 by 1956, same units	1959, new con- struction units
OCCUPANCY CHARACTERISTICS	Table	Table	Table	<u>Table</u>	Table	Table	<u>Table</u>
	1	1	1	2	3	4	.,.
Color by tenure	ī	ī				•••	ļ
Age of owner	1	1	···i		'';	•••	g
Persons	1	1 1	i				8, 9, 10
By tenure	î	ī	ī	2	3	•••	• • • • • • • • • • • • • • • • • • • •
Parsons per room	1	1		2	: 3	•••	•••
By tenure	1	1				٠٠;	
Temure by color	1	1	1	2 2	3	4	
STRUCTURAL CHARACTERISTICS						ŀ	<u> </u> -
Rooms,	1	1	1	2	3		8
By temre	ī	1	1	2	3		8, 9, 10
Median by tenure	1	1 1	1	2 2	3 3	:::	***
Units in structure	1	1 1	1		1		
Trailers by tenure	i	ī	ī	:::			
Year structure built	1	1	1		3	:::	:::
CONDITION AND FLUMBING FACILITIES							
Bathrooms.  By tenure.  Condition and plumbing.  By tenure.	1 1 1	1 1 1	1 1	2  2 2	 3 3	 5 5	8 8 8
FINANCIAL CHARACTERISTICS							
Contract rent: Median	1	1	1	2	3		10
Gross rent	1	j 1	1	2	3	7	10
By rooms	•••	***		•••		1 :::	10
By household composition and age of head					· · · ·		10
Median,	"i	1	i	2	3		•••
Value	1	1	1 1	2	3	6	9
By rooms		1		1		1	9
By persons					•••		9 9
By household composition and age of head	i	"i	"i	2	3	:::	
HOUSEHOLD CHARACTERISTICS							
Household composition by age of head	ı	1	1				8 0 10
By tempre	"i	··i	•••	•••		•••	8, 9, 10
Own children under 18 years old		1	***	***	•••	,	:::
Own children under 18 by age group	1	ĩ		• • • • • • • • • • • • • • • • • • • •		1 :::	
By temure	1	1					1
Persons 65 years old and over	1	1 1	•••	•••			
By tenure	1 1	i	:::	:::	•••	:::	

# Components of Inventory Change 1957 TO 1959 COMPONENTS

### GENERAL.

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1957 to 1959. The statistics relate to such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units that were the same for the 1957-1959 period. Data are based on information for a sample of dwelling units enumerated in the December 1959 Components of Inventory Change survey as part of the 1960 Census of Housing. The survey was designed to measure changes since the 1956 National Housing Inventory, taken in December 1956. The period covered in this report is referred to as 1957 to 1959. Because changes since 1956 were measured on a unit-byunit basis, the dwelling unit as defined in the 1956 survey (and the 1950 Census) was used as the reporting unit.

This report presents simple distributions of the basic 1959 and 1956 characteristics for the total inventory and for the components of change. The 1959 characteristics for the total inventory are presented in this report to show the relation of the characteristics of individual components to the total. (See 1960 Census of Housing, Volume I, States and Small Areas, for detailed characteristics of the total inventory, based on the April 1960 enumeration.) For units classified as "seme," the 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure and color, condition and plumbing facilities, value, and gross rent. For units classified as "new construction," number of rooms, value, and gross rent are cross-tabulated by selected items.

A separate report is published for the United States, by regions, and for each of the nine selected metropolitan areas listed on page VI. This series of 10 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 2, 1957-1959 Components. The nine metropolitan areas are the same areas for which separate data were provided in the 1956 National Housing Inventory. Both the 1959 and 1956 data in these reports relate to the boundaries defined for the 1956 survey.

Similar data on components of change for the 1950-1959 period and statistics on housing occupied by households that moved in 1958 or 1959 (recent movers) were also obtained in the 1959 survey and are provided in 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A, 1950-1959 Components, and Part 1B, Inventory Characteristics, Part 1A presents statistics on the counts and characteristics of the 1950-1959 components of change. Part 1B presents data on the characteristics of units occupied by recent movers, additional characteristics of selected 1950-1959 components of change, and characteristics of available vacant units. Statistics in Parts 1A and 1B are presented for the United States, by regions, and for each of the 17 selected metropolitan areas listed on page III. The data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1959; for the two standard consolidated areas, the data relate to the boundaries as of December 1959.

## DESCRIPTION OF TABLES

Except for the data from the 1956 National Housing Inventory reports (presented in table 1) which are based on the Sample enumerated for the 1956 survey, all the data in this

report are based on a sample of dwelling units enumerated for the 1959 survey. Data on the counts of the components of change are based on a larger sample than data for the characteristics (see 'Sample design').

Tables A, B, C, and D in the "Summary of Findings" present the 1957 to 1959 components of change and summary characteristics for selected components. Table A shows the source of the 1959 housing inventory whereas table B presents the disposition of the 1956 inventory. Table C summarizes the net changes in the housing inventory for the 1957-1959 period. The figure for the 1956 inventory in tables B and C is based on the December 1959 sample and may, therefore, differ from the corresponding 1956 total in table 1 obtained from the results of the 1956 National Housing Inventory. Table D presents summary characteristics for "same" units, "new construction" units, and "demolitions." The figures in tables A to D have been rounded to the nearest hundred; hence, the detail may not add to the totals.

Table 1 presents 1959 data for the total inventory and "new construction" units (units built during the period 1957 to 1959). The table also presents 1956 data for the total inventory. Table 1 contains the greatest amount of detail in terms of the number of categories shown for an item.

The 1956 data in table 1 were transcribed from the 1956 National Housing Inventory reports. To permit a direct comparison between the 1959 and 1956 statistics, units in the "not reported" category for a characteristic in 1956 were distributed in the same proportion as the reporting units. The 1956 medians for rent and value in table 1 were computed on the basis of more detailed tabulation groups than are shown.

The 1959 statistics for the total inventory in table 1 of this report may be different from the 1959 data in Parts 1A and 1B of Volume IV although the same definitions and concepts were used to provide both the 1957-1959 components and the 1950-1959 components. The differences may be attributed to sampling variability and changes in the boundaries of the metropolitan area that may have occurred since 1956. (See note on page 18 describing the 1956 and 1959 boundaries of the area, and sections relating to survey techniques and sample design in this report and in Part 1A of Volume IV.)

Table 2 presents 1959 data for units created since 1956 and for units classified as "same." The components for which the data are presented in table 2 are: units added through new construction, units added through other sources, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1959 figures reflect the number of units resulting from the conversion or merger.

Table 3 presents 1956 data for units removed from the inventory since 1956 and for "same" units. The components for which the data are shown in table 3 are: units lost through demolition, units lost through other means, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1956 figures reflect the number of units that existed prior to the conversion or merger.

The 1956 data in table 3 are based on units in the sample for the December 1959 survey. The 1956 information was transcribed from the 1956 survey record for the unit in the 1959 sample and tabulated by the component of change. Because it was not possible to identify some of the units in the 1956

records, data on characteristics in table 3 are restricted to units for which information from the 1956 records was available. For this reason, and because the data in table 3 are based on the sample used in the 1959 survey and the 1956 data in table 1 are the results of the sample used in the 1956 National Housing Inventory, the sum of the figures in the five columns in table 3 may differ from the corresponding 1956 figure in table 1. For exemple, the number of units with "7 rooms or more" obtained by adding the entries for the five components in table 3 may differ from the 1956 figure for number of units with "7 rooms or more" in table 1.

For "same" units, the distribution in table 3 represents the characteristics in 1956, and the distribution in table 2 represents the characteristics in 1959.

Tables 4, 5, 6, and 7 are cross-tabulations of 1959 and 1956 characteristics for units classified as "seme" in 1956 and 1959. The data in these tables are restricted to "same" units for which the 1956 records were available. The 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure, color, and vacancy status in table 4, condition and plumbing facilities in table 5, value in table 6, and gross rent in table 7.

The upper portions of tables 4 to 7 present data for "Same units, 1956 and 1959. This group comprises all units that were reported as "same" for the 1957-1959 period -- the identical group for which the 1956 characteristics are shown in table 3. Included are "same" units, 1957 to 1959, which were reported in the 1956 National Housing Inventory as "same," 1950 to 1956, as well as "same" units, 1957 to 1959, which were reported as new construction, other added, conversion, or merger for the 1950-1956 period. The lower portions of tables 4 to 7 present 1956 and 1959 characteristics for "Same units, 1950, 1956, and 1959." This group comprises only those units which were reported as "same" for both the 1957-1959 and 1950-1956 periods. Thus, units built during 1950 to 1956 which were reported as "same" for the period 1957 to 1959 are included in the figures in the upper portions of the tables but excluded from the data shown in the lower sections. On the other hand, units classified as "same" for the 1950-1956 period which remained "same" 1957 to 1959 are presented separately in the lower portions. These units are also tabulated with all other "same" units for the 1957-1959 period in the upper portions of tables 4 to 7.

Tables 8, 9, and 10 are cross-tabulations of 1959 characteristics for "new construction" units. In table 8, number of rooms is tabulated by condition and plumbing facilities, bathrooms, persons, and household composition. In table 9, value of owner-occupied units is tabulated by rooms, persons, and household composition. Gross rent of renter-occupied units is tabulated by the same three items in table 10.

Cross-tabulations of data (tables 4 to 10) are not shown when the base comprises fewer than 25 sample cases. With respect to simple distributions (tables 1 to 3), the data are presented when the base is less than 25 sample cases so that consolidations may be made; the medians, however, are not shown for such distributions.

Percentages are not shown in a percent column if they are less than 0.1 percent. Leaders (...) in a data column indicate that either there are no cases in the category or the data are suppressed for the reasons described above. Leaders are also used where data are inapplicable or not available.

A plus (+) or a mimus (-) sign after a median indicates that the median is above or below that number. For example, a median of "\$5,000-" for value of property indicates that the median fell in the interval "less than \$5,000" and was not computed from the data as tabulated.

### MAP

Included in this report is a map showing the boundaries of the area, which are the same boundaries as those defined for the 1956 National Housing Inventory. Differences between these boundaries and the 1959 boundaries defined for Parts 1A and 1B of Volume IV are indicated by the note on page 18; the note also describes the boundaries of the metropolitan area for the April 1960 Ceneus. In the individual reports for the nine metropolitan areas, the 1956 boundaries are the same as those designated for the 1950 Census, except for the Atlanta SMSA which includes Clayton County added to the area for 1956.

#### RELATION TO APRIL 1960 CENSUS OF HOUSING

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. Although the concepts of components of change are unique to this portion of the census program, the definitions for many of the characteristics that were enumerated in 1959 are the same as those used in the April enumeration of the 1960 Census (see \*Definitions and explanations\*). Differences between the December 1959 survey and the April 1960 Census include: The use of the "dwelling unit" concept in 1959 in contrast with the "housing unit" concept in 1960; the use of a sample of land area segments in 1959 in contrast to the 100-percent coverage for some items and a systematic sample of housing units for others in 1960; and the extensive use of self-enumeration in 1960 in contrast to direct interview and use of the 1956 survey (and 1950 Census) records in the 1959 survey. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960. As indicated earlier, the December 1959 survey provides data on characteristics of the components of change, whereas the April 1960 Census provides detailed data on characteristics of the total inventory. (See 1960 Census of Housing, Volume I, States and Small Areas, for more complete discussion of the April 1960 Census.)

Although information for the April 1960 Census was collected as of April 1960, information for the Components of Inventory Change survey was collected as of the date of enumeration. For the latter, the bulk of the enumeration was completed by December 1959, and the statistics may be regarded as referring to that date.

#### RELATION TO 1956 NATIONAL HOUSING INVENTORY

Data on components of change were collected for the first time in the National Housing Inventory survey in 1956. The 1959 program used essentially the same concepts and both programs used the "dwelling unit" as the reporting unit. The 1956 program provided separate statistics for conterminous United States (that is, United States exclusive of Alaska and Hawaii), by regions, and for each of nine metropolitan areas-Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle. Although, in some cases, the 1956 titles of the metropolitan areas differ from the titles presented in this report, the boundaries of the areas are the same.

Among the subjects covered in the 1956 survey which are also presented in this report are: Tenure, color, and vacancy status; persons, and sex and age of head (household composition); rooms, units in structure, and year structure built; condition and plumbing facilities; and value, gross rent, and contract rent. The concepts are essentially the same as those used in the 1959 survey (see 1956 National Housing Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory). Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

The 1959 and 1956 characteristics of the total inventory (table 1) may be compared, taking into account relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made

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with care. Addition of the 1950-1956 results and the 1957-1959 results for a component does not necessarily produce componentof-change data for the period 1950 to 1959. A unit can change from one component in 1956 to another component by 1959; for example, a unit can shift from "same" in 1956 to "conversion" by 1959. A unit lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959; for example, a 1950 unit which was changed to nonresidential use in 1954 and demolished in 1958 was recorded as "changed to nonresidential use" for 1950 to 1956 and "demolished" for 1950 to 1959 (the unit is not accounted for in the 1957-1959 period because it did not exist as a dwelling unit for that period). In other cases, a 1950 unit can be lost from the inventory by 1956 and restored to its 1950 dwelling-unit use by 1959. Differences in procedures for collecting, editing, and tabulating the data also affect the relation between the 1950-1956 results and the 1957-1959

#### COMPARABILITY WITH 1950 CENSUS OF HOUSING

Essentially the same definitions, including the "dwelling unit" concept, were used in the December 1959 survey as were used in the 1950 Census of Housing. Similarly, the definitions used in the 1956 National Housing Inventory were essentially the same as those used in the 1950 Census.

#### COMPARABILITY WITH DATA FROM OTHER SOURCES

Statistics on "year structure built" and counts of "new construction" units differ in several respects from statistics on residential construction published from other sources. Statistics on building permits and housing starts for some areas were compiled by the Bureau of Labor Statistics, Department of Labor, until July 1959 and by the Bureau of the Census since that time. These statistics do not measure the same type of universe as measured by the December 1959 Components of Inventory Change survey. In particular, there are differences in coverage, concepts, definitions, and survey techniques, as well as differences in timing of starts in relation to completions.

## 1960 PUBLICATION PROGRAM

Final housing reports.--Results of the 1960 Census of Housing are published in Volumes I to VII and in a joint housing and population series consisting of reports for census tracts. A series of special reports for local housing authorities constitutes the remainder of the final reports. Volumes I to IV and the census tract reports are issued as series of individual reports, with Volumes I and II issued also as bound volumes. Volumes V to VII are issued only as bound volumes.

The source of Volumes I, II, III, VI, and VII and the housing data in the census tract reports is the April enumeration

of the 1960 Census of Housing. The special reports for local housing authorities are based on results of the April enumeration and, for most areas, on data collected at a later date for nonsample households.

Data for Volumes IV and V are based largely on the enumeration of units in a sample of land area segments, started in late 1959 and completed in 1960. Separate data are published for the United States and 17 selected metropolitan areas (15 standard metropolitan statistical areas and 2 standard consolidated areas). The areas for which separate data are provided in Part 1 of Volume IV and in Part 1 of Volume V consist of the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas and the following standard metropolitan statistical areas: Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, Seattle, Baltimore, Buffalo, Cleveland, Minneapolis-St. Paul, Pittsburgh, St. Louis, San Francisco-Oakland, and Washington, D.C.-Md.-Va. The first nine areas named (the two consolidated areas and seven standard metropolitan statistical areas) are the areas for which separate data are provided in Part 2 of Volume IV.

The titles and contents of the reports are described on page IV. For the most part, the reports are comparable with those published from the 1950 Census of Housing. The 1960 Volumes I, II, and VI, are similar to 1950 Volumes I, II, and III, respectively. Volume III of 1960 corresponds to the series of reports on block statistics which constituted 1950 Volume V. Volume IV of 1960 has no 1950 counterpart but corresponds to Volumes I and III of the 1956 National Housing Inventory. Volume V of 1960 corresponds to Volume IV of 1950 and, in part, to Volume II of the 1956 National Housing Inventory. In 1950, census tract reports were published as Volume III of the 1950 Census of Population. Special reports for local housing authorities were published for 219 areas in 1950 Census of Housing, Series HC-6, Special Tabulations for Local Housing Authorities. The type of data presented in 1960 Volume VII has not been published in previous census reports.

Preliminary and advance reports.--Statistics for many of the subjects covered in the census were released in several series of preliminary and advance reports. The figures in the preliminary and advance reports are superseded by the data in the final reports.

#### AVAILABILITY OF UNPUBLISHED DATA

During the processing of the data for publication of Volume IV, more data were tabulated than it was possible to print in the final reports. A limited amount of unpublished data is available and photocopies can be provided at cost. Also, certain special tabulations can be prepared on a reimbursable basis. Requests for photocopies or for additional information should be addressed to Chief, Housing Division, Bureau of the Census, Washington 25, D.C.

## DEFINITIONS AND EXPLANATIONS

The concepts of components of change, that pertain uniquely to components of inventory change programs, are essentially unchanged from those used in the first such survey conducted in 1956. Comparison with the 1956 survey can be made only for selected characteristics (see "Relation to 1956 National Housing Inventory")

In the definitions and explanations of the characteristics of the housing inventory, which are given below, comparison is made with the definitions used in the April enumeration of the 1960 Census and in the 1956 survey. References to the April 1960 Census pertain to data in 1960 Census of Housing, Volume I, States and Small Areas, except as otherwise noted. References to the 1956 survey pertain to data in 1966 National Housing

Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory. For purposes of measuring unit-by-unit change since 1956, the 1956 (and 1950) concept of "dwelling unit" was retained. Definitions of characteristics, for the most part, are comparable with those used in the April 1960 Census, as well as in the 1956 survey. In the April 1960 Census reports, data are available for the total housing inventory, but not for components of change.

Comparability is affected by differences in procedure as well as differences in definition and description of categories. Information for this report was obtained by direct interview except for a few items which were reported by the emmerator on the basis of his observation, and by a combination of direct

interview and comparison with the 1956 survey (and 1950 Census) records for purposes of determining the component of change. In the 1956 survey, information was obtained by direct interview and observation, and in the April 1960 Census by a combination of self-enumeration, direct interview, and observation by the enumerator. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960.

The definitions which follow conform to those provided to the enumerator and reflect the intended meaning of the question asked. As in all surveys, there were some failures to execute the instructions exactly, and some erroneous interpretations have undoubtedly gone undetected.

#### AREA CLASSIFICATIONS

In the reports for the nine selected metropolitan areas (seven standard metropolitan statistical areas and two standard consolidated areas), the boundaries are indicated on the map which is included in the respective report. Although the metropolitan areas are given their 1960 Census titles, the boundaries of the areas are the same as those defined for the 1956 National Housing Inventory. In 1956 (and in the 1950 Census), the areas were called standard metropolitan areas (SMA's).

The 1956 boundaries of the nine metropolitan areas are the same as the boundaries designated for the 1950 Census except for the Atlanta SMSA (Clayton County was added to the area for 1956). In some cases, the 1956 boundaries differ from the boundaries defined for Parts 1A and 1B of Volume IV and from those defined for the April 1960 Census (see note on page 18).

Standard metropolitan statistical area (SMSA)...To permit all Federal statistical agencies to utilize the same areas for the publication of general-purpose statistics, the Bureau of the Budget has established "standard metropolitan statistical areas" (SMSA's). Each such area is defined by the Bureau of the Budget with the advice of the Federal Committee on Standard Metropolitan Statistical Areas, a committee composed of representatives of the major statistical agencies of the Federal Government.

Except in New England, an SMSA is a county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more. In addition to the county, or counties, containing such a city or cities, contiguous counties are included in an SMSA if, according to certain criteria, they are essentially metropolitan in character and are socially and economically integrated with the central city. In New England, SMSA's consist of towns and cities, rather than counties.

Standard consolidated area (SCA).--In view of the special importance of the metropolitan complexes around New York and Chicago, the Nation's largest cities, several contiguous SMSA's (as designated for 1960) and additional counties that do not appear to meet the formal integration criteria but do have strong interrelationships of other kinds have been combined into the New York-Northeastern New Jersey and Chicago-Northwestern Indiana Standard Consolidated Areas, respectively. The former is identical with the New York-Northeastern New Jersey SMA of 1956 (and 1950), and as defined for these reports the latter is identical with the Chicago SMA of 1956 (and 1950).

For a more detailed discussion of the definitions of the metropolitan areas, see 1960 Census of Housing, Volume I, States and Small Areas, and 1950 Census of Housing, Volume I, General Characteristics.

<u>Urban-rural</u> and farm-nonfarm residence.—Although this report contains no separate statistics for urban and rural housing or for farm and nonfarm housing, these concepts are

applied when determining which units are included in the data on financial characteristics. For other characteristics, all units are included-urban and rural and farm and nonfarm.

For the 1956 and 1959 survey, urban areas were those designated urban for the 1950 Census. No adjustment was made for the fact that some areas which were rural in 1950 would have been urban in 1956 or 1959, and vice versa.

In 1950, urban housing comprised all dwelling units in (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, or villages, (b) incorporated towns of 2,500 inhabitants or more except in New England, New York, and Wisconsin, where "towns" are simply minor civil divisions of counties, (c) the densely settled urban fringe around cities of 50,000 inhabitants or more, including both incorporated and unincorporated areas, and (d) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining dwelling units were classified as rural.

In rural territory, farm residence is determined on the basis of number of acres in the place and total sales of farm products in 1959. An occupied dwelling unit is classified as a farm dwelling unit if it is located on a place of 10 or more acres from which sales of farm products amounted to \$50 or more in 1959, or on a place of less than 10 acres from which sales of farm products amounted to \$250 or more in 1959. Occupied units for which cash rent is paid are classified as nonfarm housing if the rent does not include any land used for farming (or ranching). The same definition of farm residence was used in the April 1960 Census.

In 1956, farm residence in rural territory was determined by the respondent's answer to the question, "Is this dwelling unit on a farm?" In addition, the instructions to the enumerators specified that a house was to be classified as nonfarm if the occupants paid cash rent for the house and yard only.

#### LIVING QUARTERS

Living quarters in the Components of Inventory Change program in December 1959 were enumerated as dwelling units or quasi-unit quarters. Usually a dwelling unit is a house, apartment, or flat. However, it may be a trailer or a single room in a residential hotel. A structure intended primarily for business or other nonresidential use may also contain a dwelling unit; for example, the rooms in a warehouse where the watchman lives. Quasi-unit quarters (or quasi-units) are found in such places as institutions, dormitories, barracks, and rooming houses.

Dwelling unit...In general, a dwelling unit is a group of rooms or a single room occupied or intended for occupancy as separate living quarters by a family or other group of persons living together or by a person living alone.

A dwelling unit is defined as (1) a group of rooms occupied or intended for occupancy as separate living quarters and having either separate cooking equipment or separate entrance; or (2) a single room occupied or intended for occupancy as separate quarters if (a) it has separate cooking equipment, (b) it is located in a regular apartment house, or (c) it constitutes the only living quarters in the structure.

Mobile trailers and tents, boats, and railroad cars are included in the inventory if they are occupied as dwelling units. They are excluded if they are vacant, used only for extra sleeping space or vacations, or used only for business. Trailers on a permanent foundation, whether occupied or vacant, are included in the inventory if they are occupied or intended for occupancy as separate living quarters (see "Trailer").

Both vacant and occupied dwelling units are included in the housing inventory. Vacant quarters are not included, however, if they are still under construction, being used for non-residential purposes, unfit for human habitation, condemned, or scheduled for demolition (see "Vacant dwelling unit").

<sup>&#</sup>x27; In 1958, the definition was supplemented to include a county or group of contiguous counties which contains "twin cities" with a combined population of at least 50,000.

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Determination of dwelling unit .-- The decision as to what constitutes a dwelling unit was made on the basis of the living arrangements of the occupants, and not on relationship. The enumerator was instructed to ask whether more than one family lived in the house (or apartment) and, if so, whether they lived and ate with the family or had separate quarters. If only one family lived in the house (or apartment) or if the additional persons lived and ate with the family, the enumerator regarded the house (or apartment) as one dwelling unit and no further probing was necessary. On the other hand, if the additional persons had separate quarters, the enumerator was to determine whether their quarters were separate dwelling units on the basis of either separate cooking equipment or two or more rooms and separate entrance. Quarters that did not meet either criterion were not considered sufficiently separate to qualify as dwelling units; such quarters were combined into one dwelling unit (unless the combined quarters contained five or more lodgers, in which case they were considered quasi-unit quarters).

The enumerator was also instructed to ask whether there were other persons or families living in the building or elsewhere on the property and whether there were any vacant apartments on the property. Vacant quarters, to be considered dwelling units, also had to meet the criterion of separate cooking equipment or two or more rooms with separate entrance.

Separate cooking equipment is defined as (1) a regular range or stove, whether or not it is used, or (2) other equipment such as a hotplate or electrical appliance if (a) it is used regularly for the preparation of meals, or (b) most of the quarters in the structure have a regular stove, hotplate, or similar equipment. Equipment is for exclusive use if it is used only by the occupants of one unit, including lodgers or other unrelated persons living in the dwelling unit. Vacant units with no cooking equipment at the time of enumeration are considered to have cooking equipment if the last occupants had such equipment.

A dwelling unit has a separate entrance if the occupants can reach their quarters directly through an outside door or if they can reach their quarters through a common hall and need not pass through a room which is part of another unit.

Regular apartment house. -- In a regular apartment house, each apartment is one dwelling unit if it is occupied or intended for occupancy by a single family or by a person living alone. Usually, such apartments have separate cooking equipment or consist of two or more rooms and a separate entrance; however, they may consist of only one room and lack separate cooking equipment.

Rooming house, boarding house. If the quarters of any of the occupants in a rooming or boarding house have separate cooking equipment or consist of two or more rooms and separate entrance, such quarters are considered separate dwelling units. The remaining quarters are combined with the landlord's quarters or with each other if the landlord does not live in the structure. If the combined quarters contain four or fewer lodgers, they are classified as one dwelling unit; if the combined quarters contain five or more lodgers, they are classified as a quasi-unit. In a dormitory, sorority house, fraternity house, residence hall, monastery, convent, nurses' home, mission, and flophouse, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants (see "Quasi-unit").

The distinction between rooming houses and regular apartment houses, and between rooming houses and hotels, was made by the enumerator presumably on the basis of local usage.

Hotel, motel. -- In a hotel or motel where the majority of the accommodations are "permanent," each of the quarters is a dwelling unit if it has separate cooking equipment or consists of two or more rooms rented as a suite. All the remaining living quarters are combined and classified as a quasi-unit.

In a "transient" hotel or motel, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants. A hotel or motel is considered "permanent" if more than half the rooms, suites, or other living accommodations are occupied or reserved for occupancy by guests who seek lodging for a period of time (usually a month or more) and who are as a rule granted reductions from the daily or weekly rates (see "Quasi-unit").

Institution, general hospital. -- Family quarters of staff personnel are separate dwelling units if they are located in a building containing only family quarters for staff personnel. All other living quarters are considered a quasi-unit (see "Quasi-unit").

Comparability with 1956 survey and 1950 Census.--The definition of "dwelling unit" used in the December 1959 survey is the same as that used in the 1956 survey and the 1950 Census.

Comparability with April 1960 Census .-- In the April enumeration of the 1960 Census of Housing, the unit of enumeration was the housing unit. Although the definition of \*housing unit" in 1960 is essentially similar to that of "dwelling unit' in the December 1959 survey, the housing unit definition was designed to encompass all private living quarters, whereas the dwelling unit definition did not cover all private living accommodations. (The "dwelling unit" concept was retained for the December 1959 survey to permit unit-by-unit comparison with 1956.) In the April 1960 Census, a house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters, that is, when the occupants do not live and eat with any other persons in the structure and there is either (1) direct access from the outside or through a common hall, or (2) a kitchen or cooking equipment for the exclusive use of the occupants of the quarters.

The main difference between dwelling units and housing units is in the treatment of one-room quarters. In the April 1960 Census, separate living quarters consisting of one room without separate cooking equipment qualify as a housing unit if the room has direct access whether in an apartment house, rooming house, or house converted to apartment use. In hotels in 1960, a single room qualifies as a housing unit if occupied by a usual resident (i.e., a person who considers the hotel his usual place of residence or a person who has no usual place of residence elsewhere); a vacant room (including quarters temporarily occupied by a nonresident) qualifies as a housing unit only if 75 percent or more of the accommodations in the hotel are occupied by usual residents. In the December 1959 survey, separate living quarters consisting of one room without cooking equipment qualify as a dwelling unit only when located in a regular apartment house or when the room constitutes the only living quarters in the structure. In hotels in 1959, occupied and vacant quarters consisting of one room are classified as dwelling units only if they have separate cooking equipment and if they are in a permanent hotel.

The evidence thus far suggests that the use of the dwelling unit concept in the December 1959 survey instead of the housing unit concept as in the April 1960 Census has relatively little effect on the counts for large areas and for the Nation. Any effect which the change in concept may have on comparability can be expected to be greatest in statistics for certain census tracts and blocks, shown in other reports. Living quarters classified as housing units but which would not be classified as dwelling units tend to be clustered in tracts and blocks where many persons live separately in single rooms in hotels, rooming houses, and other light housekeeping quarters.

As indicated above, the housing unit concept is more inclusive than the dwelling unit concept. The single effect of the conceptual difference, however, may not be revealed by the results of two separate surveys or censuses. For the December 1959 survey and the April 1960 Census, other factors which affect comparability include the different enumeration procedures

employed, the degree of overenumeration and underenumeration in both the survey and the census, the sampling variability of the 1959 estimate, and the ratio estimation procedure used for the 1959 results. The results of the two enumerations are being evaluated in more detail. (See also section on \*Relation to April 1960 Census of Housing.\*)

Quasi-unit. --Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were similarly classified in 1956. They are located most frequently in institutions, hospitals, nurses' homes, rooming and boarding houses, transient accommodations, military and other types of barracks, college domnitories, fraternity and sorority houses, convents, and monasteries. Quasi-units are also located in a house or apartment in which the living quarters contain five or more lodgers. The concept of quasi-units is similar to the concept of group quarters in the April 1960 Census. Quarters classified as quasi-units are not included in the housing inventory.

#### COMPONENTS OF CHANGE

The housing inventory has been divided into components to reflect the several kinds of changes that occur. The term "components of change" refers to these individual parts, which are designed to explain (a) the source of the 1959 housing inventory, and (b) the disposition of the 1956 housing inventory.

In terms of the 1959 inventory, the components of change consist of:

Units added through new construction Units added through other sources Units changed by conversion Units changed by merger Same units

In terms of the 1956 inventory, the components of change consist of:

Units lost through demolition Units lost through other means Units changed by conversion Units changed by merger Same units

The above classifications were obtained largely by comparing each dwelling unit in the sample directly with the 1956 survey returns. Through the procedures used in this survey, it was possible to classify the component of change on the basis of the situation existing in 1959 and the situation reported in the 1956 survey records (see "Collection and processing of data"). In instances where the 1956 records were missing or the identification was incomplete, the enumerator determined the classification through inquiry of the present occupants or informed neighbors.

Same units.--Living quarters enumerated as one dwelling unit in 1959 are classified as "same" if the quarters existed as one and only one dwelling unit in 1956. Thus, "same" units are common to both the 1956 and 1959 inventories. Units which changed after 1956 but by 1959 had changed back to the 1956 status are also considered "same" units. For example, a 1956 dwelling unit converted into several units and later merged to one unit, or a dwelling unit changed to nonresidential use and later restored to its 1956 residential use are "same" units.

Changes in the characteristics of a dwelling unit since 1956 do not affect its classification as "same" if it was one dwelling unit in 1956 and in 1959. Examples of such changes in characteristics are: Finishing a bedroom in the attic, installing an extra bathroom, and enlarging the kitchen.

Units changed by conversion. -- Conversion refers to the creation of two or more dwelling units from fewer units through structural alteration or change in use. Structural alteration includes such changes as adding a kitchen or installing partitions to form another dwelling unit. Change in use may result

from a simple rearrangement in the space without structural alteration, such as locking a door which closes off one or more rooms to form a separate dwelling unit.

The term "changed by conversion" is applicable to both the 1956 and 1959 inventories. For example, one dwelling unit in the 1956 inventory which subsequently was converted to three dwelling units was counted as one unit changed by conversion for purposes of the 1956 statistics and as three units changed by conversion for purposes of the 1959 statistics. Thus, subtraction of the 1956 figure from the 1959 figure yields the net number of dwelling units added as a result of conversion. The number of conversions does not include units that had been converted at some point between 1956 and 1959 but had reverted to the 1956 status before the 1959 enumeration.

Units changed by merger. --Merger refers to the combining of two or more dwelling units into fewer units through structural alteration or change in use. Structural alteration includes such changes as the removal of partitions or the dismantling of kitchen equipment. Change in use may result from a simple rearrangement of space without structural alteration, such as unlocking a door which formerly separated two dwelling units. A change in use also occurs, for example, when a family occupies both floors of a house which formerly contained a dwelling unit on each floor.

The term "changed by merger" is applicable to both the 1956 and 1959 inventories. For example, two dwelling units in the 1956 inventory which subsequently were merged into one dwelling unit were counted as two units changed by merger for purposes of the 1956 statistics, and as one unit changed by merger for purposes of the 1959 statistics. Thus, subtraction of the 1959 figure from the 1956 figure yields the net number of dwelling units lost as a result of merger. As with conversions, units that had merged after 1956 and had been converted to their 1956 status before December 1959 are not included in the figures on mergers.

Units added through new construction. -- Any dwelling unit built between December 1956 and December 1959 is classified as a unit added by "new construction." Dwelling units built in that period but removed from the housing inventory before December 1959 are not reflected in the figures in this report. Dwelling units built during the period but subsequently changed by conversion or merger are classified as new construction in terms of the number existing in December 1959. Vacant units under construction at the time of enumeration were enumerated only if construction had proceeded to the point that all the exterior windows and doors were installed and final usable floors were in place.

Typically, in about half the cases, units were classified as "new construction" if the reported date of construction was later than December 1956 and if the address of the unit did not appear in the 1956 records. For the remaining cases, "new construction" estimates were based on a procedure utilizing the 1956 survey and 1950 Census records. See "Collection of data" and "Sample design."

Comparable statistics on the number of units built since 1956 according to the data on year built from the April 1960 Census of Housing are not available.

Units added through other sources.—Any dwelling unit added to the inventory between December 1956 and December 1959 which is not specifically covered under the heading of new construction or conversion is classified as a unit added through other sources. This component includes the following types of additions:

- 1. Units created from living quarters classified as quasi-units in 1956; for example, a one-room dwelling unit created from a sleeping room in a rooming house through the installation of cooking equipment.
- 2. Units created from nonresidential space such as a store, garage, or barn.

3. Units moved to site during the period December 1956 to December 1959. Such units, if moved within the same area, do not necessarily result in a net addition to the total inventory since they presumably represent units lost in the place from which they were moved. A mobile trailer, whether on a different site or the same site as in 1956, is a net addition if occupied as a dwelling unit in 1959 but not in 1956.

The additions from other sources do not include units which were added to the inventory after December 1956 and lost or withdrawn from the inventory before December 1959.

Units lost through demolition. -- A dwelling unit which existed in December 1956 and which was demolished on the initiative of a public agency or as a result of action on the part of the owner is classified as a unit lost through demolition.

Units lost through other means. -- Any dwelling unit which \*existed in December 1956 and which was lost to the housing inventory through means other than demolition or merger is classified as a unit lost through other means. This component includes the following types of losses:

- 1. Units lost by change to quasi-units; for example, a one-room dwelling unit changed to a sleeping room by the removal of cooking equipment, or a dwelling unit changed to a quasi-unit because five lodgers were added to the household.
- 2. Vacant units lost from the inventory because they are unfit for human habitation (see "Vacant dwelling unit").
- 3. Vacant units lost from the inventory because they are scheduled for demolition or because they are condemned for reasons of health or safety so that further occupancy is prohibited.
  - 4. Units lost by change to nonresidential use.
- 5. Units moved from site since December 1956. Such units, if moved within the same area, do not necessarily result in a net loss from the total inventory since they presumably represent units added in the place to which they were moved. A mobile trailer, whether on a different site or the same site as in 1956, resulted in a net loss if occupied as a dwelling unit in 1956 but not in 1959.
- 6. Units destroyed by fire, flood, or other cause. Because of the difficulty of ascertaining the actual cause of the disappearance of a unit, due to the time period involved and the difficulty of locating a reliable respondent, it is possible that some units recorded as destroyed by fire, flood, or other cause had actually been demolished, and vice versa.

Units lost through other means do not include units which were lost during the period but restored as dwelling units by December 1959. For example, losses do not include 1956 dwelling units that were changed to nonresidential use and back to dwelling units by December 1959, or 1956 dwelling units that became vacant and unfit for human habitation and then rehabilitated by December 1959.

#### OCCUPANCY CHARACTERISTICS

Occupied dwelling unit. -- A dwelling unit is "occupied" if it is the usual place of residence of the person or group of persons living in it at the time of enumeration. Included are units occupied by persons who are only temporarily absent, such as persons on vacation. Units occupied by persons with no usual place of residence are also considered "occupied." For example, a unit occupied by migratory workers who have no usual residence elsewhere is considered occupied; however, if the migrants have a residence elsewhere, the unit in which they are temporarily living is classified as vacant.

This same definition for classifying a unit as occupied was used in the April 1960 Census and in the 1956 survey.

Vacant dwelling unit. -- A dwelling unit is "vacant" if no persons are living in it at the time of enumeration. However, if its occupants are only temporarily absent, the unit is

considered occupied. Units temporarily occupied entirely by persons having a usual place of residence elsewhere are classified as vacant (the unit at their usual residence is considered occupied). A vacant unit may be furnished or unfurnished; it may be offered for rent or sale; it may have been rented or sold but the new occupants have not moved in; or it may be held off the market for the owner's occasional or future use, for speculation, or for other reasons.

Newly constructed vacant units are included in the inventory if construction has reached the point that all the exterior windows and doors are installed and the final usable floors are in place. If construction had not reached this point, the unit was not enumerated.

Dilapidated vacant units were enumerated as dwelling units provided they were still usable as living quarters. Vacant quarters were not enumerated if they were unfit for human habitation. Vacant quarters are defined as unfit for human habitation if, through deterioration or vandalism, most of the doors and windows are missing and the floors are unsafe. If doors and windows are boarded up or stored to keep them from being destroyed, they are not to be considered missing. In terms of the 1956 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1956 inventory. Conversely, vacant quarters which were unfit for human habitation in 1956 but which were made usable as living quarters by 1959 are reported as units added to the inventory.

Vacant quarters are excluded from the housing inventory if there is positive evidence (a sign, notice, or mark on the house or in the block) that the unit is to be demolished. Vacant quarters condemned for reasons of health or safety so that further occupancy is prohibited are likewise excluded from the inventory. Also excluded are vacant mobile trailers and quarters used for commercial or business purposes or used for the storage of hay, machinery, business supplies and the like, unless the use is only temporary, in which case they were enumerated as dwelling units. Quarters of these types, which were dwelling units in 1956, are reported as losses from the 1956 inventory; they are reported as units added to the inventory when the reverse was true.

With few exceptions, these same general instructions were used in the April 1960 Census and in the 1956 survey. In 1959 and 1960, however, the instructions for enumerating certain vacant units were more specific than in 1956, particularly the instructions regarding units to be demolished, units unfit for human habitation, and units being used for nonresidential purposes.

Vacancy status .-- Available vacant units are units which are for year-round occupancy, are not dilapidated, and are offered for rent or for sale. Units available for sale only are the available vacant units which are offered for sale only; they exclude units offered "for sale or rent." Units available for rent are the available vacant units which are offered for rent and those offered for rent or sale at the same time. Other vacant units comprise the remaining vacant dwelling units. They comprise dilapidated units, seasonal units, units rented or sold and awaiting occupancy, units held for occasional use, units temporarily occupied entirely by persons having a usual residence elsewhere, and units held off the market for other reasons. Year-round dwelling units are units which are usually occupied or intended for occupancy at any time of the year. Seasonal units are intended. for occupancy during only a season of the year.

The same definition of vacancy status was used in the April 1960 Census (except that "not dilapidated" units were classified as "sound" or "deteriorating" in 1960). Comparability may be affected in some areas, however, because of the use of two categories for condition in 1959 compared with three in 1960, and the use of the dwelling unit concept in 1959 compared with the housing unit concept in 1960.

The definitions used in the 1956 survey also were the same as those used in the 1959 survey.

Color.--The occupants of dwelling units are classified according to the color of the head of the household into two groups, white and nonwhite. The color group designated "nonwhite" consists of such races or ethnic groups as Negro, American Indian, Japanese, Chinese, Filipino, Korean, Asian Indian, and Malayan. Persons of Mexican birth or ancestry who are not definitely of Indian or other nonwhite race are classified as white. Persons of mixed racial parentage are classified as nonwhite. The same classification was used in the April 1960 Census and in the 1956 survey.

The concept of race, as it has been used by the Bureau of the Census, is derived from that which is commonly accepted by the general public. In the December 1959 survey and in the 1956 survey, the classification was obtained in most cases by the enumerator's observation, whereas in the April 1960 Census, it was possible for members of the household to classify themselves. The use of self-enumeration in April 1960 may have affected the accuracy of the data on color compared with other censuses or surveys.

Persons.--All persons enumerated as members of the household were counted in determining the number of persons who occupied the dwelling unit. These persons include not only occupants related to the head but also any lodgers, foster children, wards, and resident employees who shared the living quarters of the household head.

The median number of persons for occupied dwelling units is the theoretical value which divides the distribution into two equal parts-one-half the units having more persons and one-half having fewer persons than the median. In the computation of the median, a continuous distribution was assumed, with the whole number of persons as the midpoint of the class interval. For example, when the median was in the 3-person group, the lower and upper limits were assumed to be 2.5 and 3.5 persons, respectively.

The same concept was applied in the April 1960 Census and in the 1956 survey.

Persons per room. -- The number of persons per room was computed for each occupied dwelling unit by dividing the number of persons by the number of rooms in the unit. The tabulation form contained terminal categories of "10 or more" rooms and "10 or more" persons. For purposes of the computation, each of the terminal categories was given a mean value of 11. Essentially the same procedure was used for the April 1960 Census. The number of persons per room was not computed for the 1956 survey.

Tenure.--A dwelling unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. The owner need not be the head of the household. A cooperative apartment unit is "owner occupied" only if the owner lives in it.

All other occupied units are classified as "renter occupied," including units rented for cash as well as units occupied without payment of cash rent. Units rented for cash are units for which any money rent is paid or contracted for. Such rent is commonly paid by the occupants but may be paid by persons not living in the unit--for example, a welfare agency. Units for which no cash rent is paid include units provided by relatives not living in the unit and occupied without rental payment, units provided in exchange for services rendered, and units occupied by a tenant farmer or sharecropper who does not pay any cash rent. "No cash rent" appears as a category in the rent tabulations.

The same definition of tenure was used in the April 1960 Census and in the 1956 survey.

Owner of unit. The owner of the unit refers to some member of the household who lives in the unit and is the owner or co-owner of the dwelling unit. The owner may be the head or his wife, some other relative of the head, or a nonrelative of the head. Units co-owned by two or more household members are tabulated in the category "head or wife" if either the head or

wife is a co-owner. If neither the head nor his wife is a co-owner, but at least one of the co-owners is related to the head (by blood, marriage, or adoption), the unit is tabulated in the category "other relative of head."

The "age of owner" is the age of the household member who owns the unit. If the head and wife own the unit jointly, the unit is tabulated according to the age of the head.

Although information on tenure was obtained in the April 1960 Census and in the 1956 survey, no information was obtained on the identity of the owner of the unit.

#### STRUCTURAL CHARACTERISTICS

Rooms, -- The number of rooms is the count of whole rooms used for living purposes, such as living rooms, dining rooms, bedrooms, kitchens, finished attic or basement rooms, recreation rooms, lodgers' rooms, and rooms used for offices by a person living in the unit. Not considered as rooms are bathrooms; halls, foyers, or vestibules; closets; alcoves; pantries; strip or pullman kitchens; laundry or furnace rooms; unfinished attics, basements, and other space used for storage; porches, unless they are permanently enclosed and suitable for yearround use; and offices used only by persons not living in the unit. A partially divided room, such as a dinette next to a kitchen or living room, is considered a separate room if there is a partition from floor to ceiling. If a room is shared by occupants of more than one unit, it is included with the unit from which it is most easily reached. The same concept was used in the April 1960 Census and in the 1956 survey.

The median number of rooms is the theoretical value which divides the distribution of units into two equal parts-one-half the units having more rooms and one-half having fewer rooms than the median. The median was computed in the same manner as the median number of persons, and in tables 2 and 3 the median was computed on the basis of more detailed intervals than are shown in the table.

Units in structure... In determining the number of units in the structure, the enumerator was instructed to count both occupied and vacant dwelling units, but not business units or quasi-units. A structure is defined as a separate building that either has open space on all four sides, or is separated from other structures by dividing walls that extend from ground to roof. For row houses, double houses, or houses attached to nonresidential structures, each house is a separate structure if the dividing or common wall goes from ground to roof. In apartment developments or in housing developments of the village or garden type, each building with open space on all sides is a separate structure. Statistics are presented in terms of number of dwelling units rather than number of residential structures.

Essentially the same concept was used in the April 1960 Census. Comparability may be affected, however, by the difference in the concept of dwelling unit in 1969 and housing unit in April 1960.

Trailer.--The 1959 inventory includes trailers which are used as separate living quarters. Mobile trailers are included only if occupied as separate living quarters. A trailer is "mobile" if it rests on wheels or on a temporary foundation, such as blocks or posts. Trailers on a permanent foundation are included if occupied as separate living quarters, or vacant and intended for occupancy as separate living quarters. A trailer is "on a permanent foundation" if it is mounted on a regular foundation of brick, stone, concrete, etc. When trailers are not shown as a separate category in a table, they are included with units in "l unit" structures.

In 1956, the same types of trailers were included in the housing inventory as in 1959. In the April 1960 Census, however, only trailers which were occupied as separate living quarters were included in the inventory; vacant trailers, whether mobile or on a permanent foundation, were excluded. In

all three enumerations, when one or more rooms are added to a trailer, it is no longer classified as a trailer and is treated the same as a house, apartment, or flat.

Under the subject "Units in structure" in table 1, the category "trailer" for 1959 designates all trailers that were in the housing inventory—the occupied mobile trailers and the occupied and vacant trailers on a permanent foundation. For 1956, the category comprises only occupied mobile trailers; permanent trailers were classified as "house, apartment, or flat" and thus were included in the category "l unit" in structure. In the 1960 results, the category "trailer" designates occupied mobile trailers and occupied trailers on a permanent foundation.

Year structure built.--"Year built" refers to the date the original construction of the structure was completed, not to any later remodeling, addition, or conversion. For trailers, the model year was assumed to be the year built.

The figures on the number of units built during a given period relate to the number of units in existence at the time of enumeration. The figures reflect the number of units constructed during a given period plus the number created by conversions in structures originally built during that period, minus the number lost in structures built during the period. Losses occur through demolition, fire, flood, disaster; change to nonresidential use; or merger to fewer dwelling units.

Data on year built are more susceptible to errors of response and nonreporting than data on many of the other items. In most cases, the information was given according to memory or estimates of the occupants of the structure or of other persons who had lived in the neighborhood a long time. Data on year built are available from the April 1960 Census and the 1956 survey. While the definitions were the same in the three enumerations, comparability of the data may be affected by relatively large reporting errors. The data from the December 1959 survey, may differ from data derived from other sources because of the special procedures employed in the Components of Inventory Change program. (See discussion of new construction in sections on "Components of change" and "Sample design" in this report and in Part 1A of Volume IV.)

## CONDITION AND PLUMBING FACILITIES

Both the condition of a dwelling unit and the type of plumbing facilities are considered measures of the quality of housing. Categories representing various levels of housing quality have been established by presenting the items in combination.

To measure condition, the enumerator classified each dwelling unit in one of two categories: Not dilapidated or dilapidated. The plumbing facilities that are combined with condition are: Water supply, toilet facilities, and bathing facilities.

Condition.--The enumerator determined the condition of the dwelling unit by observation, on the basis of specified criteria related to the extent or degree of visible defects. The types of defects the enumerator was to look for are associated with weather tightness, extent of disrepair, hazards to the physical safety of the occupants, and inadequate or makeshift construction. These are signs of other structural defects which may be hidden. Defects which would be revealed only by a more careful inspection than is possible during a census, such as the presence of dampness or infestation, inadequate wiring, and rotted beams, are not included in the criteria for determining the condition of a unit.

Dilapidated housing does not provide safe and adequate shelter and in its present condition endangers the health, safety, or well-being of the occupants. Such housing has (a) one or more critical defects; or (b) has a combination of minor defects in sufficient number or extent to require considerable repair or rebuilding; or (c) is of inadequate original

construction. The defects are either so critical or so widespread that the dwelling unit is below the generally accepted minimum standard for housing and should be torm down, extensively repaired, or rebuilt.

A critical defect is serious enough in itself to warrant classifying a unit as dilapidated. Examples of critical defects are: Holes, open cracks, or rotted, loose, or missing material (clapboard siding, shingles, bricks, concrete, tile, plaster, or floorboards) over a considerable area of the foundation, outside walls, roof, chimney, or inside walls, floors, or ceilings; substantial sagging of floors, walls, or roof; and extensive damage by storm, fire, or flood.

To be classified as dilapidated on the basis of minor defects, a dwelling unit must have such defects in sufficient number or extent that it no longer provides safe and adequate shelter. No set number of minor defects is required. Examples of minor defects are: Holes, open cracks, rotted, loose, or missing material in the foundation, walls, roof, floors, or ceilings but not over a considerable area; shaky or unsafe porch, steps, or railings; several broken or missing windowpanes; some rotted or loose window frames or sashes that are no longer rainproof or windproof; broken or loose stair treads, or broken, loose, or missing risers, balusters, or railings of inside or outside stairs; deep wear on doorsills, doorframes, outside or inside steps or floors; and damaged, unsafe, or makeshift chimney such as a stovepipe or other uninsulated pipe leading directly from the stove to the outside through a hole in the roof, wall, or window. Such defects are signs of neglect which lead to serious structural deterioration or damage if not corrected.

Inadequate original construction includes: Shacks, huts, or tents; structures with makeshift walls or roofs, or built of packing boxes, scrap lumber or tin; structures lacking foundations (walls rest directly on the ground); structures with dirt floors; and cellars, sheds, barns, garages, or other places not originally intended for living quarters and inadequately converted to such use. Such units are classified as dilapidated.

The enumerator was instructed to judge each unit on the basis of its own characteristics, regardless of the neighborhood, age of the structure, or the race or color of the occupants. He was cautioned, for example, that although lack of paint is only a slight defect, this and other signs of neglect are warnings to look closely for more serious defects. Also, exterior covering may improve the appearance of a structure but not its condition, and the sturdiness of brick or other masonry walls can be misleading if there are defects in other parts of the structure.

The enumerator was provided with detailed oral and written instructions and with visual aids. A filmstrip of photographs depicted various types of defects and a recorded narrative explained how to determine the classification of condition on the basis of these defects. Nevertheless, it was not possible to achieve uniform results in applying the criteria for determining the condition of a unit. Data on condition for large areas, which are based on the work of a number of enumerators, tend to have a smaller margin of relative error than data for small areas, which depend on the work of only a few enumerators.

The concept, definition, and training materials used in the December 1959 survey were the same as those used in the 1956 survey. In the April 1960 Census, three levels of condition are reported: Sound, deteriorating, and dilapidated. The 1959 "dilapidated" and the 1960 "dilapidated" are considered comparable categories since the same basic concept of dilapidation was used; and the 1959 category "not dilapidated" is considered comparable with the 1960 categories "sound" and "deteriorating" combined. It is possible, however, that the change in categories introduced an element of difference between the 1959 and 1960 statistics.

Plumbing facilities.--The category "with all plumbing facilities" consists of units which have piped hot and cold

water inside the structure, and flush toilet and bathtub (or shower) inside the structure for the exclusive use of the occupants of the unit.

Units "lacking only hot water" have all the facilities except hot water. Units "lacking other plumbing facilities" may (or may not) have hot water but lack one or more of the other specified facilities. Also included in this category are units having no piped water inside the structure and units whose occupants share toilet or bathing facilities with the occupants of another dwelling unit. The combination of "lacking only hot water" and "lacking other plumbing facilities" is presented as "lacking some or all facilities" in some of the tables.

Facilities are "for exclusive use" if they are used only by the occupants of the one dwelling unit, including lodgers or other unrelated persons living in the dwelling unit. Facilities are considered "inside the structure" if they are located in the same structure as the dwelling unit; they may be located within the dwelling unit itself, or in a hallway, basement, or room used by occupants of several units. A unit has "hot" water whether hot water is available the year round or only part of the time; for example, it may be supplied only at certain times of the day, week, or year.

The same concepts were used in the April 1960 Census and in the 1956 survey. The 1959 category "with all plumbing facilities" is equivalent to the 1956 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1956 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1956 combination of "with running water, lacking private toilet or bath" and "no running water."

Bathroom.--A dwelling unit has a complete bathroom if it has a flush toilet and bathtub (or shower) for the exclusive use of the occupants of the unit and also has piped hot water. The facilities must be located inside the structure but need not be in the same room. Units with two or more complete bathrooms and units with a partial bathroom in addition to a complete bathroom are included in the category "more than 1." Units which lack one or more of the specified facilities are included in the category "shared or none" together with units which share bathroom facilities.

This same concept was used in the April 1960 Census. In 1956, however, no data on the number of bathrooms were provided although data were presented on the number of units with both private flush toilet and bathtub (or shower) and hot running water.

#### FINANCIAL CHARACTERISTICS

Value.--Value is the respondent's estimate of how much the property would sell for on the current market. Value data are restricted to owner-occupied units having only one dwelling unit in the property and no business. A business for this purpose is defined as a clearly recognizable commercial establishment such as a restaurant, store, or filling station. Units in multiunit structures and trailers were excluded from the tabulations; and in rural territory units on farms and all units on places of 10 acres or more (whether farm or nonfarm units) were excluded. The values of such units are not provided because of variation in the use and size of the property.

A property generally consists of the house and the land on which it stands. The estimated value of the entire property, including the land, was to be reported, even if the occupant owned the house but not the land, or the property was owned jointly with another owner.

The median value of dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the cases falling below this value and one-half the cases exceeding this value. In the computation of the median, the lower limit of a class interval was assumed to stand at the beginning of the value group and the upper limit at the beginning of the successive value group. Medians were rounded to the nearest

hundred dollars. In some instances, the medians were computed on the basis of more detailed tabulation groups than are shown in the tables.

The definition of value and the restriction on the type of units for which value data are presented are the same as for the April 1960 Census. In 1956 also, these same concepts were used with a minor exception--the 1956 data excluded values for farm units in rural areas but included nonfarm units on places of 10 acres or more.

In table 6, the 1959 value is cross-tabulated by the 1956 value for "same" units. The shift in values between 1956 and 1959 may reflect differences in condition, equipment, or alterations, as well as changes in price level. The comparison is restricted to owner-occupied nonfarm units with only one dwelling unit in the property and no business. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as trailer, renter-occupied, or vacant units, or were classified as owner-occupied units with more than one unit in the property, with business, on a farm, or on a place of 10 or more acres in rural territory. The comparable category in the stub comprises units whose 1956 classification was trailer; renter occupied; vacant; or owner occupied with more than one unit in the property, with business, or on a farm.

Contract rent...Contract rent is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included. If the rent includes payment for a business unit or additional dwelling units, an estimate of the rent for the dwelling unit being enumerated is reported. Rent paid by lodgers or roomers is disregarded if they are members of the household. The data exclude rents for farm units in rural territory.

The median rent is the theoretical rent which divides the distribution into two equal parts--one-half the cases falling below this rent and one-half the cases exceeding this rent. Renter-occupied units for which "no cash rent" is paid are excluded from the computation of the median. Medians were rounded to the nearest whole dollar.

These same concepts were used in the April 1960 Census, as well as in the 1956 survey.

Gross rent..-The computed rent termed "gross rent" is the contract rent plus the average monthly cost of utilities (water, electricity, gas) and fuels such as wood, coal, and oil if these items are paid for by the renter. Thus, gross rent eliminates differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment. If the utility or fuel bill covered a business unit or additional dwelling units, an amount was to be reported for the one dwelling unit being enumerated. Rent data exclude rents for farm units in rural territory.

The median gross rent was computed in the same manner as the median contract rent. In the computation, the lower limit of a class interval was assumed to stand at the beginning of the rent group and the upper limit at the beginning of the successive rent group. In some instances, it was computed on the basis of more tabulation groups than are shown in the tables. Medians were rounded to the nearest whole dollar. Renter-occupied units for which "no cash rent" is paid are shown separately in the tables and are excluded from the computation of the median.

The same concept and restriction on the type of units for which gross rent is presented were used for the April 1960 Census. For the 1956 data in tables 3 and 7, this same procedure was followed. For the 1956 data in table 1, however, an additional adjustment was made to gross rent; if the use of furniture was included in the contract rent, the reported estimated rent of the unit without furniture was used in the computation.

In table 7, the 1959 gross rent is cross-tabulated by the 1956 gross rent for "same" units. The shift in rents may reflect differences in facilities, services, or condition, as well as changes in the level of rents. Changes reflected by

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these data are not comparable with changes in rents obtained by the Bureau of Labor Statistics for its Consumer Price Index. The data compiled by the Bureau of Labor Statistics represent changes in rent for essentially identical units with identical services and facilities. The comparison in table 7 is restricted to renter-occupied nonfarm units. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as owner-occupied, renter-occupied farm, or vacant units. The comparable category in the stub comprises units whose 1956 classification was one of these types.

#### HOUSEHOLD CHARACTERISTICS

Household characteristics are based on information reported for each member of the household. Each person was listed by name, and information was recorded on age and relationship to head. Information for similar items was recorded for each household member in the 1960 Census of Population and in the 1966 survey.

<u>Household.</u>--A household consists of all the persons who occupy a dwelling unit. By definition, therefore, the count of occupied dwelling units would be the same as the count of households.

Head of household. The head of the household is the person considered to be the head by the household members. However, if a married woman living with her husband is reported as the head, her husband is classified as the head for the purpose of census tabulations.

Household composition. -- Each household in the group "male head, wife present, no nonrelatives" consists of the head, his wife, and other persons, if any, all of whom are related to him. A household was classified in this category if both the husband and wife were reported as members of the household even though one or both were temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes households with male head, wife present, with nonrelatives living with them; male head who is married, but with wife absent because of separation or other reason where husband and wife maintain separate residences for several months or more; and male head who is widowed, divorced, or single. "Female head" comprises all female heads regardless of their marital status. Included are female heads without a spouse and female heads whose husbands are living

away from their families, as for example, husbands in the Armed Forces living on military installations.

Comparable data on household composition are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing. The categories differ, however, in that one-person households in the 1960 report are shown separately and are not included in the categories "other male head" and "female head."

Categories similar to the 1959 categories are available from the 1956 National Housing Inventory, Volume III, Characteristics of the 1956 Inventory.

<u>Presence of nonrelatives.</u>--A nonrelative of the head is any member of the household who is not related to the household head by blood, marriage, or adoption. Lodgers (roomers, partners, wards, and foster children) and resident employees are included in this category.

Similar data are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing, under "Type of household." Comparable data are not available from the 1956 survey reports.

Own children.--An "own child" is defined as a son, daughter, stepchild, or adopted child of the head. The category "under 6 years only" relates to households with own children 5 years old and younger and no own children 6 to 17 years inclusive. Similarly, the category "6 to 17 years only" relates to households with own children 6 to 17 years and no own children under 6. Units in the category "both age groups" have at least one own child in each of the two age groups.

Some data on own children are presented in the population reports of the 1960 Census of Population. Similar data are not presented in the 1956 reports.

Persons 65 years and over.--All persons, including the head, who are members of the household and are 65 years old and over are included in the count of persons 65 years and over. The statistics are presented in terms of the number of occupied units having 0, 1, 2, or 3 or more such persons. Though the total number of persons 65 years old and over cannot be derived from the distribution, the number can probably be closely estimated; units with 3 or more persons 65 and over will seldom have more than 3 such persons.

Selected data on characteristics of housing occupied by persons 60 years old and over are available from the April 1960 Census of Housing, Volume VII, Housing of Senior Citizens. No comparable data are available from the 1956 survey.

## COLLECTION AND PROCESSING OF DATA

The collection and processing of data in the December 1959 Components of Inventory Change survey differed in several important respects from the procedures used in other parts of the 1960 Census program. The December 1959 survey was designed to provide estimates of the components of change for both the 1957 to 1959 and 1950 to 1959 periods. A brief description of the procedures used to produce the 1957 to 1959 data is given below; the procedures used to produce the 1950 to 1959 data are described in Part 1A of Volume IV. A detailed description of the forms and procedures used in the collection of the data is given in a report entitled Survey of Components of Change and Residential Finance of the United States Census of Housing, 1950: Principal Data-Collection Forms and Procedures. Further detail on procedures will appear in a report entitled Eighteenth Decemnial Census: Procedural History.

## COLLECTION OF DATA

Survey design. -- The December 1959 survey was designed to utilize, whenever possible, the sampling materials and information from the 1956 National Housing Inventory (NHI). In the

NHI and in the December 1959 survey, data were collected for dwelling units located in a sample of clusters or land area segments representative of the area. The 1959 sample consisted, in large part, of segments that were used also in the 1956 survey. As described in "Sample design," the 1959 survey used additional segments to reflect new construction.

Timing.--December 1959 is the survey date for the Components of Inventory Change survey, and the statistics may be regarded as applying to that date. Some of the enumeration however, began in late October 1959 and some extended into early 1960. Information reported by the enumerator reflected the situation at the time of enumeration.

Survey techniques. Three basic survey techniques were used to obtain measures of the number of dwalling units by components of change. The estimates of the 1957 to 1959 components for units that were not added to the inventory, that is, units existing in 1956, depend on the first two techniques which were used for segments that were enumerated in the 1956 NHI. Estimates of 1957 to 1959 components representing additions to the 1956 inventory are obtained from the first technique plus a

combination of the second and third techniques. The third technique was used for segments not in the NHI and constituted only a small part of the sample.

- 1. This technique was designed to obtain estimates of new construction units and other additions, conversions, mergers, demolitions and other losses, and units which were "same" in 1956 and 1959. In this procedure, the enumerator was supplied with a map of the sample segment and a copy of the 1956 records. The enumerator listed each dwelling unit existing in the segment at the time of enumeration and compared it directly with the 1956 survey returns. On the basis of this comparison and from information supplied by the respondent, the enumerator reported the status of each unit in relation to the situation in 1956. At the same time, the enumerator accounted for all dwelling units that existed in the segment in 1956 according to the NHI records. Thus, the enumerator reported whether the 1956 unit was the same, was involved in a conversion or merger, or whether it was a lose. e.g., had been demolished, had changed to nonresidential use, had moved from site, had changed to quasi-unit quarters, had become vacant and unfit for human habitation, or was otherwise lost from the inventory.
- 2. This technique was designed to measure conversions, mergers, demolitions and other losses and units which were "same" in 1956 and 1959. In this procedure the enumerator was supplied with a copy of the 1956 records for the segment. The enumerator compared the 1956 survey returns for each unit in the segment and reported the situation in 1959. Thus the enumerator reported whether the 1956 unit was the same or was involved in a conversion or merger or whether it was lost from the inventory by demolition or other means. In some instances, the 1956 records were not available or the enumerator could not match the units because of incomplete identification given in 1956. In these cases, information as to whether any change had occurred was obtained by direct inquiry of the present occupants or informed neighbors.
- 3. This technique was designed to measure units newly constructed or added from other sources since 1950 and, in conjunction with information for segments which were enumerated using the second technique, was used to produce estimates of new construction and other additions for 1957 to 1959 (see estimation procedure). The enumerator was supplied with a map of the segment and the 1950 Census returns for the enumeration district<sup>8</sup> containing the segment. The enumerator listed each dwelling unit existing at the time of enumeration and compared it directly with the 1950 Census returns. On the basis of this comparison and information supplied by the respondent, the enumerator reported the status of each unit in relation to 1950.

The above three techniques describe the procedures used to obtain measures of the counts of units by components of change. The enumerator may have been required to apply more than one of the techniques in a given segment. For characteristics of dwelling units (tenure, condition and plumbing facilities, number of rooms, etc.), a subsample of units was selected. The particular method of selection depended on the survey technique used in the individual segment for measuring the counts of the components of change and is described in "Sample design."

Data collection forms. -- Several basic forms were used for collecting data in the December 1959 survey and for transcribing data from the 1956 survey records. Most of the forms were of the conventional type, on which the enumerator recorded information by marking a precoded check box or writing in numerical answers or word entries. The form that was used for recording characteristics of units in the subsample was a FOSDIC schedule on which the enumerator recorded information by marking appropriate circles.

Enumeration procedure .-- As described above under "Survey techniques." the determination of the component of change utilized the information recorded by the NHI enumerator in 1956 or the census enumerator in 1950. For segments which were in the 1956 NHI survey, the 1959 enumerator listed each dwelling unit existing in the segment and reported its status (same, conversion, merger, new construction, or other addition) after referring to the 1956 records. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1956 enumerator in 1956. The enumerator also reported the status of the 1956 unit (same, conversion, merger, demolition, or other loss). For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1956 records showed two dwelling units. one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1956 units had been merged and the one 1959 unit was the result of the merger. Or if the respondent reported that the unit was built in 1958, the enumerator referred to the 1956 records to verify that the unit had not been enumerated in 1956 before reporting it as new construction.

If house numbers or street names had changed since 1956, the enumerator had to identify, from the 1956 records, the specific unit he was enumerating in 1959. If a house had been demolished and a new one constructed on the same site with the same address, the enumerator was to report "new construction," rather than "same," for purposes of the 1959 inventory and "demolished" for purposes of the 1956 inventory.

In some instances, particularly in rural areas, the enumerator could not identify the unit because of incomplete address or other designation in the 1956 records. In such cases, he determined the 1957 to 1959 comparison through inquiry of the present occupants or informed neighbors.

For segments which were not in the 1956 NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1950 Census records. These segments were used in developing the estimates of new construction and other additions (see "Sample design").

Information on the 1959 characteristics of the components of change was obtained by direct interview with the occupants. For vacant units, information was obtained from owners, landlords, neighbors, or other persons presumed to know about the unit.

In a small percentage of cases, interviews for characteristics of the components of change were incomplete because the occupants were not found at home despite repeated calls or were not available for some other reason. A similar situation did not hold for the basic measures of components of change; the required information was obtained in virtually all cases.

Training and field review.--The enumerators were given detailed training and their work was reviewed. In addition to written instructions, many audio-visual aids were used. During the training, the enumerators used a workbook which contained practice exercises and illustrations. In the initial phases of their work, the enumerators were given on-the-spot training by supervisory or technical personnel. This was followed by a series of regularly scheduled field reviews of the enumerator's work by his crew leader or supervisor. The operation was designed to assure at an early stage that the enumerator was performing his duties properly and had corrected any errors he had made. When the quality of an enumerator's work was established as acceptable, the extent of the review was reduced and a minimum review of all questionnaires was retained.

### PROCESSING OF DATA

Mechanical processing. -- Both conventional and electronic tabulating equipment were used in the editing, coding, and tabulating of the data. In addition, a limited amount of editing and coding was performed as a clerical operation.

To process the data, schedules were sent to the central processing office in Jeffersonville, Indiana, where the manual

<sup>&</sup>lt;sup>2</sup> An enumeration district is an area assigned to one enumerator in the decennial census for purposes of canvassing; in most cases an enumeration district contains approximately 250 dwelling units.

editing and coding were accomplished, the FOSDIC schedules were microfilmed and a card was punched for each unit enumerated on the conventional-type schedules. In Washington, D.C., the markings on the microfilm of the FOSDIC schedules were converted to signals on magnetic tape by FOSDIC (Film Optical Sensing Device for Input to Computers). The tape was processed by an electronic computer which did some further editing and coding and tabulated the data. Data on the punchcards were processed partly by conventional and partly by electronic equipment. The April 1960 Census used FOSDIC schedules and electronic equipment.

Editing.--In a large statistical operation, human and mechanical errors occasionally arise in one form or another, such as failure to obtain or record the required information, recording information in the wrong place, misreading position markings, and mechanical failure of the processing equipment. Inconsistencies and nonresponses were eliminated partly in the manual edit and partly by mechanical equipment. Intensive effort was made to keep errors to a practicable minimum.

For the component-of-change classification, most of the editing was performed manually. The edit included an independent clerical comparison with the 1956 NHI records (and with the 1950 Census records for segments not in the NHI) to verify the assigned classification.

For characteristics of the components of change, the editing and coding, for the most part, were accomplished by mechanical equipment. When information was missing, an entry was assigned based on related information reported for the unit or on information reported for a similar unit. For example, if tenure for an occupied unit was omitted but a rental amount was reported, tenure was automatically edited as "rented." For a few items, including condition of a unit, if the 1959 information was not reported and if the unit was classified as "same," the entry reported in 1956 (or in 1950) was assigned in 1959. For value and rent data in some of the tables, a "not reported" category was retained.

#### ACCURACY OF DATA

As in any sample survey, the results are subject to sampling variability, errors in the field work, and errors that occur in processing and tabulating. Aside from variation due to sampling (see "Sampling variability"), such errors also occur in a complete enumeration.

There are several possible sources of errors. Some enumerators may have missed occasional dwelling units in their segments or they may have misread the segment boundaries from the map. They may not have asked the questions in the prescribed fashion, resulting in lack of uniformity in the statistics. The initial training and field review early in the enumeration corrected some of the errors arising from misunderstandings by the enumerator.

The data also are limited by the extent of the respondent's knowledge and his willingness to report accurately. For some units, information could not be obtained because of the temporary absence of the occupants and it was necessary to interview a neighbor or other informed respondent. Editing and coding in the processing operations are subject to some inaccuracies.

Figures from the 100-percent tabulations of the 1950 Census were used to obtain factors for the final estimates of some of the components (see "Estimation procedure"). The estimation procedure tended to improve the sampling variability of the estimates and, in some cases, to reduce biases resulting from underenumeration or overenumeration of dwelling units as well as noninterviews. The census figures also are subject to some small degree of error, as was revealed in the Post-Enumeration Survey of the 1950 Census. (See The Post-Enumeration Survey: 1950, Bureau of the Census, Technical Paper No. 4, Washington, D.C., 1960.)

Careful efforts were made at each step to reduce the effects of errors. However, it is unlikely that the controls were able to eliminate the effects of all of them.

## SAMPLE DESIGN AND SAMPLING VARIABILITY

#### SAMPLE DESIGN

The sample used for the survey consisted of dwelling units located in clusters or land area segments representative of the area. The sampling materials from the 1956 NHI were used to the extent that they were consistent with the requirements of the December 1959 survey.

Prior to the start of the December 1959 survey, a "new construction" universe was established. This universe consisted of areas in which extensive new construction had occurred since 1956. The sample in 1959 consisted of segments used in the NHI supplemented by segments selected from the separate universe of new construction since the 1956 survey. Segments selected from the new construction universe (which were not in the NHI) were used in combination with the NHI segments that were found to lie within this universe to provide estimates of "new construction" and "other additions" 1957 to 1959 for this universe (see "Estimation procedure"). Typically, about one-half of the new construction units (units built between 1957 and 1959) as estimated in the December 1959 survey were reported in segments in the universe of new construction; the remaining new construction units came from segments not in the new construction universe. The sample in each of the areas consisted of approximately 1,400 segments, of which about 150 were selected from the total 1957 to 1959 universe of new construction units.

The measures of the counts of units by components of change were obtained from the enumeration of all units within the semple of clusters or land area segments, i.e., the "full" sample. The 1959 characteristics of the components were enumerated in a "subsemple" of units within the segments. Since a similar subsample had been used in the NHI, the units in that subsample

determined the units in the 1959 subsample. For units added since 1956 in these segments and for all units in segments not in the NHI, the subsample units were selected in a predetermined manner. As the enumerator listed each unit in the segment in the 1959 survey, he obtained the detailed information on characteristics for the subsample cases. The units in the NHI subsample also constituted the subsample for the 1956 characteristics of the components presented in tables 3 to 7.

#### ESTIMATION PROCEDURE

The method of estimation of the final figures for counts of the components of change incorporated a ratio estimation procedure for some of the units. The ratio estimates used information available from the 1950 Census based on the 100-percent enumeration for components arising out of units in existence in 1950 (i.e., units that had existed in 1950 and which were classified for the 1957 to 1959 period as "same," conversions, mergers, additions other than new construction, demolitions, and other losses). This ratio estimate was applied to both the 1956 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, to the 1956 sample estimates for counts of units lost through demolition or other means, and to the 1959 sample estimates for counts of units added through "other sources." For components arising out of units which did not exist in 1950 (for example, "same" units 1957-1959 that had been built during the 1950-1956 period, or "new construction" units 1957-1959), the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

To improve the reliability of the estimates of new construction and other additions in the new construction universe, the segments which were not in the NHI were used to provide counts of new construction and other additions for the 1950 to 1959 period. The NHI segments, lying within the new construction universe, provided counts of 1959 units classified as new construction and other added for the 1950 to 1956 period. By subtracting the 1950-1956 counts of new construction and other additions from the corresponding 1950-1959 counts, estimates of new construction and of other additions were obtained for the 1957 to 1959 period. The remaining 1957 to 1959 estimates of new construction and other additions were obtained from the NHI segments which did not lie within the new construction universe.

The above procedures produced the estimates which are based on the full sample. For statistics based on the subsample, additional ratio estimate factors were used for the characteristics of each of the components of change, and these factors made the total for each component based on the subsample consistent with the total based on the full sample. Estimates of the characteristics of "new construction" units obtained from the new construction universe were based on units classified as "new construction" in the segments not in NHI with year built reported as 1957 to 1959. Similarly, the estimates of characteristics of other additions in the new construction universe were based on units reported as other additions in the segments not in NHI with year of change 1957 to 1959. These estimates combined with the corresponding estimates obtained outside the universe of new construction, were then processed through a ratio estimation procedure, as described above, so that the total of each component based on the subsample was consistent with the total based on the full sample.

All the 1959 data presented in this report and the 1956 data in all tables except table 1 are based on a sample of units used for the 1959 survey. In table 1, the 1956 data are based on the sample used for the 1956 National Housing Inventory.

#### SAMPLING VARIABILITY

Since the estimates are based on a sample, they may differ somewhat from the figures that would have been obtained if a complete census had been taken, using the same questionnaires, instructions, and enumerators. The standard error is primarily a measure of sampling variability. As calculated for this report, the standard error does not incorporate the effect of random errors of response, processing, or coverage, nor does it take into account the effect of any systematic biases due to these types of errors. The chances are about 2 out of 3 that an estimate from the sample would differ from a complete census by less than the standard error. The chances are about 19 out of 20 that the difference would be less than twice the standard error and 99 out of 100 that it would be less than 2½ times the standard error.

Sample size .-- The full sample for the metropolitan area covered in this report consists of approximately 11,000 dwelling units in 1,400 land area segments; the subsample for this area consists of approximately 3,800 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample used in the 1959 survey; the 1959 data on characteristics in the remainder of the table are based on the subsample. The 1956 data in table 1 are based on the sample used in the 1956 NHI survey; the count of all 1956 units on the first line of table 1 is based on a larger sample than the characteristics of the 1956 units shown in the remainder of the table (see detailed discussion on sampling variability of the NHI data in Volume III. 1956 National Housing Inventory). In tables 2 and 3, the counts by the five components of change, shown on the first line of the tables, are based on the full sample used in the 1959 survey; the data on the characteristics of the components in the remainder of the tables are based on the subsample. In tables 4 to 10 all the data are based on the subsample. The source of the estimates in the various tables is summarized in table I.

Standard error of numbers and percentages...The standard errors may be obtained by using table I in conjunction with tables II and III for absolute numbers and with table IV for percentages. In order to derive standard errors which could be applied to the wide variety of dwelling units covered in this report and which could be prepared at moderate cost, a number of approximations were required. As a result, tables III and IV are to be interpreted as providing an indication of the order of magnitude of the standard errors rather than as the precise standard error for any specific item.

The standard errors in table II apply to counts of dwelling units by components of change, that is, the estimates of the number of dwelling units based on the full sample. The standard errors in table III are to be used for the 1956 and 1959 characteristics of the components of change and for the characteristics of the 1959 inventory, that is, the estimates based on the subsample.

Table I .-- SOURCE OF TABULATIONS

Table and item	Source
Table 1, 1959 data: Counts of all dwelling units	1959 full sample. 1959 subsample.
Table 1, 1956 NHI data: Counts of all dwelling units	1956 full sample. 1956 subsample.
Table 2, 1959 data: Counts of all dwelling units	1959 full sample. 1959 subsample.
Table 3, 1956 data: Counts of all dwelling units	1959 full sample. 1959 subsample.
Tables 4 to 7, 1956 and 1959 data	1959 subsample.
Tables 8 to 10, 1959 data	1959 subsample.

See discussion on sampling variability of NHI data in Volume III, 1956 National Housing Inventory.

Table II. -- STANDARD ERROR OF COUNTS OF COMPONENTS OF CHANGE

(Applicable to estimates in tables A, B, and C)

Subject	Estimated number (based on full sample)	Standard error
1959 INVENTORY		1
All dwelling units	1,352,500	23,000
Same units, 1956 and 1959	1,246,400	16,000
Conversion	20,500 10,200	3,800 1,100
New construction	71,400 4,100	17,000 600
1956 INVENTORY		
Units changed by Conversion Merger Units loat through Demolition Other means	9,800 21,200 5,700 10,400	1,000 3,900 700 1,600
NET CHANGE		
Total	59,000	18,000
Units added through- Comversion. New construction. Other sources.	10,700 71,400 4,100	1,200 17,000 600
Total added	86,200	17,500
Units lost through— Merger. Demolition. Other means.	11,000 5,700 10,400	1,200 700 1,600
Total lost	27,100	2,200

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The standard errors shown are not directly applicable to differences between two sample estimates. The standard error of a difference is approximately the square root of the sum of the squares of each standard error considered separately. This formula will represent the actual standard error quite accurately for the difference between separate and uncorrelated characteristics. If, however, there is a high positive correlation between the two characteristics, this formula will overestimate the true standard error. If the correlation is negative, the formula will underestimate the true standard error.

For "same" units in tables 4 to 7, change in an item from 1956 to 1959 is also subject to sampling variability. An approximation of the standard error of the change obtained by using the sample data for both years can be derived by considering

Table III. -- STANDARD ERROR OF CHARACTERISTICS OF COMPONENTS OF CHANGE
(Based on subsample)

Estimated number	Standard error	Estimated number	Standard error
1,000	1,000 2,000 3,000 4,000 6,000	75,000. 100,000. 250,000. 500,000.	8,000 9,000 15,000 21,000 31,000

Table IV.--STANDARD ERROR OF PERCENTAGES OF CHARACTERISTICS
(Based on subsample)

	Base of percentage								
Estimated percentage	25,000	100,000	250,000	500,000	1,300,000				
2 or 98	2.1	1,1	0.7	0.5	0.3				
5 or 95	3.4 4.7 6.8	1.8 2.5 3.7	1.2 1.6 2.4 2.9	0.8 1.2 1.8	0.5				
50,,,	8.2	4.4	2,9	2.0	1,3				

the change as an estimate and obtaining the standard error of an estimate of this size from table III. For example, if the number of owner-occupied units is shown in the upper portion of table 4 as 810,800 in 1956 and as 813,200 in 1959, the standard error of the 2,300 change is read from table III.

The reliability of an estimated percentage depends on both the size of the percentage and the size of the total on which the percentage is based. Table IV contains approximations of such standard errors. This table may be applied to percentage distributions of characteristics of dwelling units.

Standard error of medians .-- The sampling variability of the medians presented in certain tables (median number of persons, number of rooms, value of property, contract rent, and gross rent) depends on the size of the base and on the distribution on which the median is based. An approximate method for measuring the reliability of an estimated median is to determine an interval about the estimated median, such that there is a stated degree of confidence that the true median lies within the interval. As the first step in estimating the upper and lower limits of the interval about the median (that is, the confidence limits), compute one-half the number reporting (designated N/2) the characteristic on which the median is based. By the method described above for determining the standard error of an estimated number, compute the standard error of N/2. Subtract this standard error from N/Z. Cumulate the frequencies (in the table on which the median is based) up to the interval containing the difference between N/2 and its standard error, and by linear interpolation obtain a value corresponding to this number. In a similar manner, add the standard error to N/2, cumulate the frequencies in the table, and obtain a value corresponding to the sum of N/2 and its standard error. The chances are about 2 out of 3 that the median would lie between these two values. The range for 19 chances out of 20 and for 99 in 100 can be computed in a similar manner by multiplying the standard error by the appropriate factors before subtracting from and adding to one-half the number reporting the characteristic. Interpolation to obtain the values corresponding to these numbers gives the confidence limits for the median.

## SUMMARY OF FINDINGS

Between December 1956 and December 1959, there was a net gain of 59,000 dwelling units (5 percent) in the Philadelphia SMSA. During this period, the number of dwelling units increased from 1,293,400 units to 1,352,500 units. The proportion of units "not dilapidated, with all plumbing facilities," the rate of owner occupancy, median number of persons, and median number of rooms were at approximately the same level in 1956 and 1959. The median value of owner-occupied properties was \$10,700 in 1955 and \$11,200 in 1959. The median gross rent for renter-occupied units increased during the 3-year period from \$59 to \$67.

Additional data on characteristics of the 1959 and 1956 inventories and changes since 1956 are presented in tables 1 to 10. The counts and characteristics of the 1957 to 1959 components of change are summarized in tables A to D. (For components of change statistics for the 1950 to 1959 period, see 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A-9, 1950 to 1959 Components and Part 1B-9, Inventory Characteristics.)

Table A.--SOURCE OF THE 1959 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1959	1,252,500	100.0
Same units, 1956 and 1959	1,246,400	92.2
Units changed by Conversion Merger	20,500 10,200	1.5
Units added through- New construction, Other sources	71,400	5.3 0.3

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 1,246,400 units, or 92 percent of the dwelling units in December 1959 consisted of "same" units, that is, units which existed in 1956 and which were reported as essentially unchanged in 1959. The remaining 8 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1957-1989 represented the largest source of housing added since 1956. Approximately 71,400 units, amounting to 5.3 percent of the 1989 inventory, were built during the 3-year period and were still in existence in 1989. About 4,100 units (0.3 percent) were added to the 1986 inventory through other sources, that is, were changed from nonresidential space, rooming houses, or transient accommodations.

In addition, there were 20,500 converted units in the inventory in 1959 (table A) which had been produced by dividing 9,800 units that existed in 1956 (table B). Generally, two units were created from one. Merged units in 1959 amounted to about 10,200 units (table A). These were produced by combining an estimated 21,200 units that existed in 1956 (table B). Units involved in conversions and mergers represented 2.3 percent of the 1959 inventory.

Table B.--DISPOSITION OF THE 1956 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1956.	1,293,400	100.0
Same units, 1956 and 1959	1,246,400	96.4
Units changed by- Conversion Merger	9,800 21,200	0.8 1.6
Units lost through- Demolition Other means	5,700 10,400	0.4 0.8

Table B, which describes the disposition of the 1956 inventory, shows that the 1,246,400 "seme" units represented about 96 percent of the 1956 inventory. Approximately 5,700 units, or 0.4 percent of the 1956 inventory, were demolished before 1959 and 10,400 units (around 1 percent) were lost through other means, that is, were destroyed by fire or flood, became unfit for human habitation, or were changed to nonresidential uses, rooming houses, or transient accommodations. The remaining units in the 1956 inventory (2.4 percent) were involved in conversion or merger during the 3-year period.

Table C.--NET CHANGES IN THE HOUSING INVENTORY: 1956 AND 1959
(Based on sample)

	Subject	Number
INVENTO	ORY, 1959 AND 1956	
All dwelling units:	December 1959	1,352,50 1,293,40
	NET CHANGE	
	***************************************	59,00 4.
New construction		10,70 71,40 4,10
Total adde	ed,,,,,	86,20
Demolition		11,00 5,70 10,40
		27,10

Net change.—The figures in table C which summarize net changes in the housing inventory, are derived from tables A and B. New construction, conversion, and other sources added about 86,200 dwelling units to the 1956 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 27,100 dwelling units from the 1956 inventory. Thus, for every three units that were added to the inventory since 1956, one unit of the existing supply was removed. The resulting net increase of 59,000 units represents an average annual gain of approximately 20,000 units over the period of 3 years. For the 9 3/4-year period, April 1950 to December 1959, the average annual gain was 28,000.

<sup>1</sup> The figure for the 1956 inventory is based on the December 1959 sample and may differ, therefore, from the 1956 figure in table 1 which was transcribed from the 1956 National Housing Inventory report.

<sup>2</sup> Data from Part 1A of Volume IV.

characteristics of units created or removed.--Table D summarizes selected characteristics of "new construction" units, "same" units, and those removed from the inventory through "demolition." A comparison of the characteristics of new units constructed in the 3-year period, 1957 to 1959, with those built in the 9 3/4-year period, April 1950 to December 1959, may indicate possible differences between units built in the early part of the decade and those constructed later. (Characteristics of "new construction" for the 1950 to 1959 period are presented in Parts 1A and 1B of Volume IV.)

About 57 percent of the newer units (1957-1959 "new construction") had more than one bathroom and the median number of rooms was 6.0. The median value of owner-occupied properties was \$14,800; the median gross rent for renter-occupied units was \$128. Available vacant units (for rent or for sale) accounted for about 7 percent of all the newer units. As shown in the Part 1A report, about 43 percent of the units that were constructed during the 1950-1959 period had more than one bathroom and the median number of rooms was 5.8. The median value of owner-occupied properties was \$15,100; the median gross rent for renter-occupied units was \$103. Approximately 2 percent were vacant units available for rent or for sale.

Comparison of the characteristics of "new construction" units for the 1957-1959 period with those existing in the inventory as "same" indicates that new units were higher in values and rents than "same" units. The median value of newly constructed owner-occupied units was \$14,800; in contrast, the median value for "same" units was \$11,000. The median gross rent for new renter-occupied units was \$128 compared to \$66 for "same" units (table D).

Table D.--SUMMARY CHARACTERISTICS OF SELECTED COMPONENTS OF CHANGE: 1959 AND 1956

(Based on sample. Median not shown where base is insufficient; see text)

	19	59	1956 <sup>1</sup>			
Subject	New con- struction	Same	Demo- lition	Same		
Total number of units	71,400	1,246,400	•	1,246,400		
Not dilapidated, with all facilities  Percent of total	71,100 99.5	1,159,200 93.0	3,400 7 <b>0.</b> 7	1,107,100 93.5		
With 1.01 or more persons per room Percent of occupied Owner occupied	3,500 5,5 50,300 78.4	81,000 6.8 851,000 71.8	300 8.1 1,100 33.6	6.2 810,800		
Median: Number of rooms	6.0 3,3	5.8 3.0	•••	5.8 3.1		
Value  Cross rent  Contract rent	\$14,800 \$128	\$11,000 \$66 \$56	•••	\$10,600 \$60 \$54		

<sup>1</sup> Data on characteristics based on units with 1956 records available.

Additional characteristics of "new construction" units for the 1957 to 1959 period are given in table 1 and tables 8 to 10; data for units added to the inventory from other sources are shown in table 2.

Units that were demolished or otherwise lost from the inventory as well as units involved in conversion or merger also affected the characteristics of the housing supply, although

the overall effect may be limited because of the small numbers involved. Characteristics of these components are given in tables 2 and 3.

Characteristics of same units .- Information on "same" units is of special interest because it casts light on the utilization and quality of given dwelling units over the 3-year period. Tables 4 to 7, in which the 1956 characteristics are cross-tabulated by the 1959 characteristics permit an examination of shifts in tenure and color, condition and plumbing facilities, values, and rents. The cross-tabulations in the upper portions of tables 4 to 7 are presented for all "same" units 1957-1959, regardless of their status for the prior period (1950 to 1956) covered in the 1956 National Housing Inventory. Thus, units constructed or added from other sources or those converted or merged during 1950-1956 which were "same" for the 1957-1959 period, as well as units which were "same" 1950-1956 and which remained "same" for the 1957-1959 period, are presented in the upper portions of these tables. The lower portions of these tables are restricted to units which were "same" 1957-1959 and which were also "same" for the 1950-1956 period. For the most part, differences between the two portions reflect changes between the newer and older units reported as "same" for the 1987-1989 period. For example, the upper portion of table 4 shows that 20,400 units which had been occupied by white households in 1956 shifted to nonwhite occupancy by 1959, and  $\epsilon,300$  shifted in the opposite direction. The lower portion of this table indicates that a substantial portion of the changes in color during the 1957-1959 period occurred among the older units ("same" in 1950, 1956, and 1959).

The upper portion of table 4 shows that, although there were individual shifts in tenure among "same" units 1957-1959, the overall rates were at about the same level in 1956 and 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. Approximately 34,500 units were downgraded from not dilapidated with all facilities to lacking some or all facilities or dilapidated by 1959; around 28,100 shifted in the opposite direction. However, the overall quality was at about the same level in both years.

The cross-tabulations of 1956 and 1959 rents and values (tables 6 and 7) illustrate rent and value changes for "same" units during the 1957-1959 period. The median gross rent for all "same" units which were renter occupied in 1956 and 1959 (and for which rent was reported in both periods) was \$60 in 1956 and \$65 in 1959. The median value for all "same" units which were occupied by owners in 1956 and 1959 (and for which value was reported in both periods) was approximately the same in both years-\$10,700 in 1956 and \$10,900 in 1959.

The characteristics presented in tables 3 to 7 are based on units for which the 1956 records were available. For approximately 5 percent of the units reported as "same," the 1956 characteristics were not available or the 1956 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3 to 7 tend to be underestimates. The percentages, however, would not be affected if the units with no 1956 data are distributed in the same manner as the units for which the 1956 data are available.

## PHILADELPHIA

PA.-N.J.

## STANDARD METROPOLITAN STATISTICAL AREA

All the data in this report apply to the SMSA as shown on the map, defined for the 1956 National Housing Inventory. The SMSA comprises Bucks, Chester, Delaware, and Montgomery Counties in Pennsylvania; and Burlington, Camden, and Gloucester Counties in New Jersey.

The 1956 area is the same as the 1959 SMSA covered in Parts 1A and 1B of Volume IV. The 1956 boundaries are also the same as the 1960 boundaries.

# Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1956

[Based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

		Decembe	er 1959		December total	1956,			Decembe	- 16-60		Densuiver	
Subject	Total		New constr	uction	T T		et. A. V.			elle adarram a salven an aireann a saide		tota.	,
	Number	Per-	Number	Per-	Number	Per-	Subject	Total		New constr		Manber	Per-
	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	cent	MORDER	cent				Manher	Per- cent	Number	Per-		cent
All dwelling units	1,352,494		71,412		1,277,594		UNITS IN STRUCTURE						
TENURE, COLOR, AND VACANCY STATUS					ļ		All units	1,352,494	100.0	71,412	200,0	1,277,594	100,0
All units	1.352.494	100.0	71,412	1.00,0	1 20m en/	700.0	1 2 to 4	1,030,928	76.2	56,696	79,4	964,052	75.5
Occupied		94.8	64,113	89,8	1,277,594	94.1	5 to 19	221,579 69,507 27,259	16.4 5.1 2.0	5,289 4,445 3,670	7.4 6.2 5.1	290,305 78,061	15,9
Owner occupied	913,316 830,155	67.5 61.4	50,287 48,508	70.4 67.9	855,634 784,841	67.0 61.4	Trailer	3,221	0.2	1,312	1.8	33,148 2,028	2,6
Nonwhite	83,161 368,764	6,1 27.3	1,779 13,826	2.5 19.4	70,793 347,012	5.5 27.2	1	913,316 855,167	100.0 93.6	50,2 <b>8</b> 7 48,324	100.0 96.1	895, 634 798, 702	93.3
White	278,272 90,492	20.6 6.7	12,886	18.0 1.3	262,163 84,849	20.5	2 to 4 5 or more Trailer	49,600 5,670	5.4	399 252	0.5	50,995 4,338	6.0
Vacant	70,414 14,829	5,2 1,1	7,299	10.2	74,948	5.9	Renter occupied	2,879 368,764	0.001	1,312 13,826	2.6	1,669 347,612	100.0
Available for rent	27,185 28,400	2,0	3,506 1,219 2,574	4.9 1.7	13,423 29,039	2.3	1 2 to 4 5 to 19	136,637 149,727	37.1 40.6	2,708 4,178	19.6 30.2	124,536 127,648	
	20,400	2.1	2,574	3,6	32,486	2,5	20 to 49	58,929 5,560	1.5	4,017 160	29.1 1.2	64,617 29.852	18.6
CONDITION AND PLUMBING							Trailer	17,569 342	4.8 D.1	2,763	26,0	359	
All units	1,352,494	100,0	71,412	100.0	1,277,594	100.0	Vacant	70,414	• • •	7,299		74,948	
With all plumbing facilities Lacking only hot water	1,254,359	96,3 92,7	71,056 71,056	99.5	1,239,602 1,181,743	97.0 92.5	YEAR STRUCTURE BUILT				.		
Lack's other plumbing facilities. Dilapidated	8,826 39,551	0.7 2.9			10,338 47,521	0.8 3.7	All units	1,352,494	100,0	71,412	100.0	1,277,594	100.0
Owner occupied	49,758 913,316	3.7 100.0	356 50,287	0.5	37,992	3.0	1957 to 1959 April 1950 to 1956	71,412 234,216	5,3	71,412	100,0	e sa	18.
Not dilapidated	900,991 887,365	98.7 97.2	50,287 50,287 50,287	100.0	855,634 843,366 830,936	98,6 97.1	1940 to March 1950	127,273	17.3 9.4 68.0		***	236,489 139,094 902,011	10.9
Lacking only hot water Lack'g other plumbing facilities.	4,312 9,314	0.5	30,207		2,676 9,754	0.3	Owner occupied	913,316	100.0	50,287	100,0	*****	
Dilapidated	12,325	1.3			12,268	1,4	1957 to 1959. April 1958 to 1956. 1940 to March 1950.	50,287 199,838	5.5 21.9	50,287	100.0	***	
Renter occupied	368,764 338,297	100,0 91,7	13,826 13,470	100.0 97.4	347,012 325,513	100.0 93.8	1939 or earlier	97,293 565,898	10.7 62.0	***	***	:::	:::
With all plumbing facilities Lacking only hot water	310,174 3,152	84.1 0.9	13,470	97.4	292,975 4,748	84.4	Renter occupied	368,764 13,826	100,0 3.7	13,826 13,826	1,00,0 1,00,0	***	* > 1
Lack'g other plumbing facilities. Dilapidated	24,971 30,467	6,8 8,3	356	2,6	27,790 21,499	8.0 6.2	April 1950 to 1956	31,797 26,276	8.6 7.1	***		• • • • • • • • • • • • • • • • • • • •	
Vacant	70,414		7,299		74,948		1939 or earlier	296,665	80.5	# ADD	•••	***	
							Vacant	70,414		7,299			1 ***
BATHROOMS							Persons		<u> </u>				
All units		75.8	71,412	100.0 42.5	•••	•••	All occupied units		100.0	64,113	100.0	1,202,646	ţ
More than 1	261,497	19.3	40,723	57.0 0.5			2 persons 3 persons		27.8	2,781 19,333	4.3 30.2 19.2	117,240 333,613 255,985	27,1
Owner occupied	913,316	100.0	50,287	100,0			4 persons	234.881	19.7 18.3 11.3	12,317 15,771 6,039	24.6	243,572 243,543	20.
1 More than 1	657,835 237,864	72.0 26.0	16,435	32,7 67,3			6 persons or more	143,378	11.2	7,872	12.3	119,493	9.9
Shared or none	17,617	1.9	•••	•••		•••	Owner occupied 1 person	913,316	100.0	50,287	100.0	855,634	1,00,0
Renter occupied	368,764 314,270	100,0 85,2	13,826 11,283	100.0 81.6	:::		2 persons	241,446	7.6 26.4	356 12,550 9,867	0.7 25.0 19.6	49,724 230,539 190,061	26,9
More than 1	15,215 39,279	4.1 10.7	2,187 356	15.8 2,6	:::		4 persons	191,647		14,008	27.9 11.2	189,929	22,2
	1	i			,		6 persons or more.		12.0		15.7	90, 225	10,
Vacant	70,414.		7,299			•••	Median	109,415	•			9.3	
Vacant	70,414		7,299	***		•••	MedianRenter occupied	3.3 368,764	100.0	3.7 13,826	1.00.0	3,3 347,012 67,916	
VacantROOMS							Renter occupied	3.3 368,764 81,792 114,429	100.0 22.2 31.0	3.7 13.826 2,425 6,783	1.00.0 17.5 49.1	347,012 67,516 103,674	19.
ROOMS	1,352,494	100,0	71,412	100.0	1,277,594	100.0	Renter occupied.  1 persons 2 persons 3 persons 4 persons	3.3 368,764 81,792 114,429 70,943 43,234	100.0 22.2 31.0 19.2 11.7	3.7 13.826 2,425 6,783 2,450 1,763	150.0 17.5 49.1 17.7 12.8	347,012 67,516 183,074 65,924 53,643	19.5 29.1 19.6
ROOMS All units	1,352,494 62,367 121,343	100.0 4.6 9.0	71,412 1,369 4,683	100.0 1.9 6.6	77,794 110,417	100.0 6.1 8.6	Renter occupied.  1 persons. 2 persons. 3 persons. 4 persons. 5 persons or more.	3.3 368,764 81,792 114,429 70,943 43,234 24,403 33,963	100.0 22.2 31.0 19.2 11.7 6.6	3.7 13,826 2,425 6,783 2,450 1,763 405	160.0 17.5 49.1 17.7 12.8 2.9	347,012 67,516 183,074 65,924 53,643 27,567 29,268	19. 29. 19. 15.
ROOMS All units	1,352,494 62,367 121,343 159,173 213,764	100.0 4.6 9.0 11.8 15.8	71,412 1,369 4,683 7,919 12,487	100.0 1.9 6.6 11.1 17.5	77,794 110,417 144,830 204,701	100.0 6.1 8.6	Renter occupied  1 person 2 persons 3 persons 4 persons 5 persons 6 persons 6 more Median	3.3 368,764 81,792 114,429 70,943 43,234 24,403 33,963	100.0 22.2 31.0 19.2 11.7 6.6	3.7 13.826 2.425 6.783 2.450 1.763 405	160.0 17.5 49.1 17.7 12.8 2.9	347,012 67,516 183,074 65,924 53,643 27,587	19. 29. 19. 15.
ROOMS All units	1,352,494 62,367 121,343 159,173 213,764 444,897 350,950	100.0 4.6 9.0 11.8 15.8 32.9 25.9	71,412 1,369 4,683 7,919 12,487 20,333 24,621	100.0 1.9 6.6 11.1 17.5 28.5 34.5	77,794 110,417 144,830	100.0 6.1 8.6 11.3 16.0	Renter occupied.  1 person 2 persona 3 persona 4 persona 6 persons 6 persons 6 persons or more Median	3.3 368,764 81,792 81,429 70,943 43,234 24,403 33,963	100.0 22.2 31.0 19.2 11.7 6.6 9.2	3.7 13,826 2,425 6,783 2,450 1,763 405	160.0 17.5 49.1 17.7 12.8 2.9	347,012 67,516 183,074 65,924 53,643 27,567 29,268	19. 29. 19. 15.
ROOMS All units  and 2 rooms 7 rooms 7 rooms 7 rooms 7 rooms 7 rooms 8 rooms 9 rooms 9 rooms 9 rooms 9 rooms 9 rooms 9 rooms 9 rooms 9 rooms 9 rooms 9 rooms	1,352,494 62,367 121,343 159,173 213,764 444,897 350,950 5.8	100.0 4.6 9.0 11.8 15.8 32.9 25.9	71,412 1,369 4,683 7,919 12,487 20,333 24,621 6.0	100.0 1.9 6.6 11.1 17.5 28.5	77,794 110,417 144,830 204,701 454,561 285,291	100,0 6,1 8,6 11,3 16,0 35,6 22,3 	Renter occupied  1 persons 2 persons 4 persons 5 persons 6 persons 6 persons 6 persons Median  PERSONS FER ROOM All occupied units	3.3 368,764 81,792 81,429 70,943 43,234 24,403 33,963 2.4	100.0 22.2 31.0 19.2 11.7 6.6 9.2	3.7 13,826 2,425 6,783 2,450 1,763 405 2.2	190.0 17.5 49.1 17.7 12.8 2.9	347,012 67,516 103,674 65,924 53,643 27,567 29,368 2.5	19. 29. 19. 19. 15. 7. 8.
ROOMS All units  1 and 2 rooms. 3 rooms. 4 rooms. 5 rooms. 7 rooms or more. Median. Owner occupied. 1 and 2 rooms.	1,352,494 62,367 121,343 159,173 213,764 444,897 350,950 5.8 913,316 2,492	100.0 4.6 9.0 11.8 15.8 32.9 25.9	71,412 1,369 4,683 7,919 12,487 20,333 24,621 6.0 50,287	100.0 1.9 6.6 11.1 17.5 28.5 34.5	77,794 110,417 144,830 204,701 454,561 285,291 5.7 855,634 3,513 13,253	100.0 6.1 8.6 11.3 16.0 35.6 22.3 	Renter occupied.  1 persons 2 persons 3 persons 5 persons 6 persons 6 persons FERSONS FER ROCH All occupied units 0,50 or less 0,51 to 0,75	3.3 368,764 81,792 114,429 70,943 43,234 24,403 33,963 2.4 1,282,080 640,423 327,732	100.0 22.2 31.0 19.2 11.7 6.6 9.2	3.7 13,826 2,425 5,783 2,450 1,763 405 2.2 64,113 29,534 20,218 10,863	100.0 17.5 49.1 17.7 12.8 2.9 	347,012 67,516 103,074 65,924 93,643 27,587 29,288 2.5	19. 29. 19. 15. 7.
ROOMS  All units  1 and 2 rooms 3 rooms 4 rooms 5 rooms 6 rooms 7 rooms or more Median  Owner occupied 1 and 2 rooms 3 rooms 7 rooms 7 rooms 5 rooms 7 rooms 7 rooms 7 rooms 7 rooms 7 rooms 8 rooms 9 rooms 9 rooms 9 rooms	1,352,494 62,367 121,343 159,173 213,764 444,897 350,950 5.8 913,316 2,492 14,272 62,259 146,454	100.0 4.6 9.0 11.8 15.8 32.9 25.9  100.0 0.3 1.6 6.88 16.0	71,412 1,369 4,683 7,919 12,487 20,333 24,621 6.0 50,287 	100.0 1.9 6.6 11.1 17.5 28.5 34.5  100.0	77,794 110,417 144,830 204,701 454,561 285,291 5.7 855,634 3,513 13,253 55,540 142,297	100.0 6.1 8.6 11.3 16.0 35.6 22.3  100.0 0.4 1.5 6.5 16.6	Renter occupied  1 person 2 persons 3 persons 4 persons 6 persons 6 persons 6 persons 6 persons Hedian  PERSONS PER ROCM  All occupied units  0.50 or less 0.51 to 0.75 0.76 to 1.00 1.01 to 1.50	3.3 368,764 81,792 114,429 70,943 43,234 24,443 33,963 2.4 1,282,080 640,423 327,732 66,759	100.0 22.2 31.0 19.2 11.7 6.6 9.2 100.0 50.0 25.6 17.7 5.2	3.7 13,836 2,425 6,783 2,450 1,763 405 2.2 64,113 29,534 20,218 10,863 2,786	190.0 17.5 49.1 17.7 12.8 2.9 100.0 46.1 31.5 16.3	347,012 67,516 303,074 65,934 53,643 27,587 29,388 2.5	19. 29. 19. 19. 19. 19. 19. 19. 19. 19. 19. 1
ROOMS  All units  1 and 2 rooms 3 rooms 4 rooms 5 rooms 6 rooms 7 rooms or more Median  Owner occupied 1 and 2 rooms 3 rooms 3 rooms 4 rooms 5 rooms 6 rooms 7 rooms 7 rooms 7 rooms 7 rooms 7 rooms 7 rooms 7 rooms 7 rooms	1,352,494 62,367 121,343 159,173 213,764 44,897 350,950 913,316 2,492 14,272 62,259 146,454 381,999 305,840	100.0 4.6 9.0 11.8 15.8 32.9 25.9  100.0 0.3 1.6 6.8	71,412 1,369 4,683 7,919 12,487 20,333 24,621 60.0 50,287  3,494 8,746 15,793 22,224	100.0 1.9 6.6 11.1 17.5 28.5 34.5  100.0  6.9	77,794 110,417 144,830 204,701 454,561 285,291 5.7 855,634 3,513 13,253 55,540 142,297 395,547 245,484	100.0 6.1 8.6 11.3 16.0 35.6 22.3  100.0 0.4 1.5 6.5 16.6 46.2 28.7	Renter occupied.  1 persons. 2 persons. 3 persons. 4 persons. 5 persons. 6 persons or more. Hedian.  PERSONS PER ROOM  All occupied units.  0.50 or less. 0.51 to 0.75. 0.76 to 1.00. 1.01 to 1.50. 1.51 or more.  Owner occupied.	3.3 368,764 81,792 114,429 70,943 24,403 33,963 2.4 1,282,080 640,423 327,782 227,092 66,739 20,054 913,316	100.0 22.2 31.0 19.2 11.7 6.6 9.2 100.0 50.0 25.6 17.7 5.2 1.6	3.7 13,826 2,425 6,783 2,450 1,763 1,763 20,228 64,113 29,534 20,228 10,863 2,786 90,287	160.0 17.5 49.1 17.7 12.8 2.9  100.0 46.1 31.5 16.9 4.3 1.1	347,012 67,516 193,974 60,924 53,643 27,587 29,288	19.29.19.1
ROOMS  All units  1 and 2 rooms 3 rooms 4 rooms 5 rooms 6 rooms 7 rooms or more Median  Owner occupied 1 and 2 rooms 3 rooms 4 rooms 5 rooms 7 rooms or more Median 7 rooms or more Median 7 rooms 7 rooms 7 rooms 7 rooms 7 rooms 7 rooms 7 rooms 7 rooms 7 rooms 7 rooms 7 rooms 7 rooms 7 rooms 7 rooms 8 rooms 7 rooms 9 r	1,352,494 62,367 121,343 159,179 213,764 444,897 350,950 5.8 913,316 2,492 14,272 62,259 146,454 381,999 305,840	100.0 4.6 9.0 11.8 15.8 32.9 25.9  100.0 0.3 1.6 6.8 16.0 41.8 33.5	71,412 1,369 4,683 7,919 12,487 20,333 24,621 6.0 50,287  3,494 8,746 15,793 22,24	100.0 1.9 6.6 11.1 17.5 28.5 34.5  100.0  6.9 17.4 31.4 44.3	77,794 110,417 144,830 204,701 454,561 285,291 5.7 855,634 3,513 13,253 55,540 142,297 395,547 245,484	100.0 6.1 8.6 11.3 16.0 35.6 22.3  100.0 0.4 1.5 6.5 16.6 28.7	Renter occupied   1 person   2 persons   3 persons   3 persons   4 persons   5 persons   6 persons	3,3 86,764 81,792 114,429 70,943 43,234 24,403 33,963 2,4 1,282,080 640,423 327,732 227,092 66,759 20,034 913,316 480,725 234,000	100,0 22,2 31,0 19,2 11,7 6,8 9,2 100,0 50,0 25,6 100,0 52,6 25,6	3,7 13,826 2,425 6,783 2,450 1,763 405 2,2 64,113 29,534 20,228 10,863 2,786 712 90,287 22,636 15,930	100.0 17.7 12.8 2.9 100.0 46.1 31.5 1.1 100.0 45.0 31.6	347,012 67,516 103,074 60,934 53,643 27,587 29,268	19. 29. 19.1 15. 7. 8.
ROOMS  All units  1 and 2 rooms.  3 rooms.  4 rooms.  5 rooms.  7 rooms or more.  Median.  Owner occupied.  1 and 2 rooms.  3 rooms.  4 rooms.  7 rooms.  Owner occupied.  1 and 2 rooms.  7 rooms.  7 rooms.  8 rooms.  8 rooms.  1 rooms.  1 rooms.  1 rooms.  1 rooms.  1 rooms.  1 rooms.  1 rooms.  2 rooms.  3 rooms.  4 rooms.  5 rooms.  6 rooms.  Renter occupied.  1 and 2 rooms.	1,352,494 62,367 121,343 159,173 213,764 444,897 55,890 5,8 913,316 2,492 14,272 62,259 146,454 381,990 6,1 368,764	100.0 4.6 9.0 11.8 15.8 32.9 25.9 25.9 100.0 0.3 1.6 6.8 816.0 41.8 33.5 	71,412 1,369 4,683 7,919 12,487 20,333 24,621 6.0 50,287  3,494 8,746 15,793 22,254 6.3	100.0 1.9 6.6 11.1 17.5 28.5 34.5 100.0  6.9 17.4 44.3 100.0 6.1	77,794 110,417 144,83 204,701 454,561 285,291 5.7 855,634 3,513 13,253 55,540 142,297 245,484 6.0 347,012 61,761	100.0 6.1 8.6 11.3 16.0 35.6 22.3  100.0 0.4 1.5 6.5 6.5 46.2 28.7 	Renter occupied   1 person   2 persons   3 persons   4 persons   4 persons   5 persons   6 persons	3,3 368,764 81,792 114,429 170,943 24,403 23,963 33,963 2,4 1,282,080 640,423 327,722 227,092 66,799 20,054 913,316 490,722 234,002 191,328 40,617	100,0 22,2 31,0 19,2 11,7 6.6 9,2 100,0 50,0 25,6 100,0 52,6 25,6 4.5	3,7 13,826 2,425 6,783 2,450 1,763 405 2,2 20,228 20,228 20,228 20,228 21,983 21,983 21,983 22,636 15,933 8,955 2,430	190.0 17.5 49.1 17.7 12.8 2.9 100.0 46.1 31.5 1.0 1.0 45.0 31.6 1.6 2.6 4.8	347,012 67,516 133,074 60,934 53,643 27,587 29,268	19. 29. 19.15. 7. 8.
ROOMS  All units.  1 and 2 rooms. 3 rooms. 4 rooms. 5 rooms. 6 rooms. 7 rooms or more Median.  Owner occupied. 1 and 2 rooms. 3 rooms. 4 rooms. 5 rooms. 7 rooms or more Median.	1,352,494 62,367 121,343 159,173 213,764 444,897 350,950 913,316 2,492 14,272 62,259 146,454 381,999 305,840 6.1 368,764 358,764 83,294	100.0 4.6 9.0 11.8 15.8 32.9 25.9 25.9 100.0 0.3 1.6 6.8 16.0 41.8 33.5 100.0 14.1 24.9	71,412 1,369 4,683 7,919 12,487 20,333 24,621  3,494 8,746 15,793 22,254 6.3 13,826 837 4,514 3,665	100.0 1.9 6.6 6.11.1 17.5 28.5 34.5 100.0 6.9 17.4 44.3 100.0 6.1 32.6 26.5	77,794 110,417 144,830 204,701 454,561 285,591 855,634 3,513 13,233 55,540 142,277 245,484 61,761 82,519 77,212	100.0 6.1 8.6 11.3 16.0 35.6 22.3  100.0 0.4 1.55 6.5 16.6 46.2 28.7 	Renter occupied   1 person   2 persons   3 persons   4 persons   5 persons   5 persons   6 persons   6 persons   6 persons   7 persons	3,3 368,764 81,792 114,429 70,943 43,234 24,403 33,963 2,4 1,282,080 60,422 327,732 227,092 20,054 913,316 480,722 24,002 151,322 40,617 6,435	100.0 22.2 31.0 19.2 11.7 6.6 9.2 100.0 50.0 25.6 17.7 52.6 16.6 4.5 0.7 100.0	3,7 13,826 2,425 6,783 2,459 1,763 405 2,28 20,228 10,863 2,786 712 50,287 22,65 15,910 19,913 19,913 11,813 12,913 11,91	1.00.0 17.5 49.1 17.7 12.8 2.9  100.0 46.1 31.5 16.9 45.0 45.0 21.6 8 0.7 100.0	347,012 67,516 103,074 60,934 53,643 27,587 29,288	19. 29. 19. 15. 7. 8.
ROOMS  All units.  1 and 2 rooms. 3 rooms. 4 rooms. 5 rooms. 6 rooms. 7 rooms or more Median.  Owner occupied. 1 and 2 rooms. 3 rooms. 4 rooms. 5 rooms. 6 rooms. 7 rooms or more Median.	1,352,494 62,367 122,343 159,173 213,764 444,897 350,950 913,316 2,492 14,272 62,259 146,454 381,999 305,840 51,907 91,658 83,244 59,063	100,0 4,6, 9,0 11,8 15,8, 32,9  100,0 0,3 1,6,6 8,8 16,0 14,1 22,6 16,0 14,1 12,1 16,0 16,0 16,0 16,0 16,0 16,0 16,0 16	71,412 1,369 4,683 7,919 12,487 20,333 24,621  3,494 8,746 15,793 22,254 6,33 13,826 837 4,511,4 3,665 2,245 2,182	100.0 1.9 6.6 11.1 17.5 28.5 34.5  100.0 6.9 17.4 4.3 1.4 4.3 100.0 6.1 6.2 6.5 16.2 15.8	77,794 110,417 144,830 204,701 454,561 285,591 855,634 3,513 13,233 55,540 142,277 245,484 61,761 82,519 77,215 52,192	100.0 6.1 8.6 11.3 16.0 35.6 22.3  100.0 46.2 28.7 100.0 17.8 23.8 23.8 22.3 15.0	Renter occupied   1 person   2 persons   3 persons   4 persons   4 persons   5 persons   6 persons   6 persons   6 persons   6 persons   7 more   3,3 368,764 81,792 114,429 70,943 43,234 24,433 33,963 2,4 1,282,080 640,422 327,782 227,092 20,054 91,316 91,317 19,227 40,817 66,799 20,054 91,318 91,3	100.0 22.2 31.0 11.7 6.6 9.2 100.0 50.0 25.6 17.7 5.2 1.6 6.6 100.0 5.2 1.6 4.5 100.0 5.2 1.6 6.2 1.6 6.2 1.6 6.2 1.6 6.2 1.6 6.2 1.6 1.7 1.7 1.6 1.6 1.6 1.6 1.6 1.6 1.6 1.6 1.6 1.6	3.7 13,826 2,425 6,783 2,450 1,763 4.05 2.2 64,113 29,534 20,228 10,883 2,786 712 70,287 22,636 15,905 2,430 3,430 4,308	190.0 17.5 49.1 17.7 12.8 2.9 100.0 46.1 36.5 16.9 4.3 1.1 100.0 45.0 31.2 48.0 7.8 48.9 9.7 100.0 48.9 100.0	347,012 67,516 1303,074 60,924 53,643 27,567 29,265	19. 29. 19. 15. 7. 8.	
ROOMS  All units  1 and 2 rooms 3 rooms 4 rooms 5 rooms 6 rooms 7 rooms or more Median  Owner occupied 1 and 2 rooms 3 rooms 6 rooms 7 rooms 9 rooms 1 rooms 1 rooms 1 rooms 1 rooms 1 rooms 1 rooms 1 rooms 1 rooms 1 rooms 1 rooms 1 rooms 1 rooms 1 rooms 2 rooms 1 rooms	1,352,494 62,367 121,343 159,173 213,764 444,897 350,995 5,8 91,316,454 381,999 305,840 6,1 368,764 59,063 48,799 34,043 48,799 34,043	100,0 4,6, 9,0 11,8 15,8, 32,9  100,0 0,3 1,6,6 8,8 16,0 14,1 22,6 16,0 14,1 12,1 16,0 16,0 16,0 16,0 16,0 16,0 16,0 16	71,412 1,369 4,683 7,919 12,487 20,333 24,621 6.0 50,287 3,494 8,746 15,793 22,254 6,3 13,826 8377 4,514 3,665 2,245 2,245 2,245 2,245 2,245	100.0 1.9 6.6 11.1 17.5 28.5 34.5 34.5 100.0 10.0 10.4 44.3 10.0 6.1 132.6 15.8 16.2	77,794 110,417 144,830 204,701 454,561 285,291 855,634 3,513 13,233 55,540 142,297 395,547 245,484 61,761 62,791 77,215 52,192 44,193	100.0 6.1 8.6 6.1 11.3 16.0 35.6 22.3 10.0 0.4 1.5 6.5 16.6 6.5 16.6 2.2 8.7 10.0 10.0 10.0 10.0 10.0 10.0 10.0 10	Renter occupied   1 person   2 persons   3 persons   4 persons   4 persons   5 persons   6 persons	3,3 368,764 81,792 114,429 70,943 43,234 24,433 33,963 32,463 32,772 327,792 327,792 327,092 40,817 40,817 64,33 368,764 93,795 40,817 64,8	100.0 22.2 31.0 19.2 11.7 6.6 9.2 100.0 10	3,7 13,826 2,425 6,783 2,450 1,763 405 2,2 64,113 29,534 20,228 10,883 2,786 20,228 10,883 1,786 15,910 21,636 15,910 3,828 4,308 4,308 1,908	180.0 17.5 49.1 17.7 12.8 2.9 100.0 46.1 13.6 4.9 4.3 1.1 100.0 4.5 100.0 4.5 100.0 100.0 100.0	347,012 67,516 103,074 60,934 53,643 27,587 29,268	19,0 29,1 19,0 15,5,7 8,0 1,0 1,0 1,0 1,0 1,0 1,0 1,0 1,0 1,0 1

<sup>1</sup> Based on sample enumerated for the 1956 National Housing Inventory; see section on "Description of tables."

## Components of Inventory Change—1957 to 1959 Components

# Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1956—Con.

[Based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

		Decembe	r 1959		December total	1956,			Decembe	r 1959		December total	1956,
Subject	Total		New constr	uction			Subject	Total		New constr	uction		7
·	Number	Fer- cent	Number	Per- cent	Number	Per- cent		Number	Per- cent	Number	Per- cent	Number	Per- cent
HOUSEHOLD COMPOSITION BY AGE OF HEAD	ge-1997) p-18-19-19-19-19-19-19-19-19-19-19-19-19-19-	131					OWN CHILDREN BY AGE GROUP Con.						
Occupied units	1,282,080	100.0	64,113	100.0	1,202,646	100.0	Renter occupied	368,764 218,135	100.0 59.2	13,826 9,208	100.0 66,6	•••	
Male head, wife present, no non- relatives	948,726	74.0	58 <b>,8</b> 05	91.7	899,176	74.8	Under 6 years only	54,093	14.7	1,918	13.9	• • • •	
Under 45 years	488,760	38.1	43,866	68.4	476,241 334,685	39,6 27.8	1 child 2 children or more	31,297 22,796	6.2	1,118	8.1	•••	
45 to 64 years	366,436 93,530	28.6. 7.3	11,428 3,511	17.8 5.5	88,250	7.3	6 to 17 years only	54,537 29,888	14.8 8.1	2,219 1,689	16.0 12.2	•••	:::
Other male head	111,967 80,710	8,7 6.3	2,378 2,268	3.7 3.5	104,402 75,597	8.7 6.3	2 children	12,960 11,689	3.5 3.2	369 161	2.7	•••	
65 years and over	31,257 221,387	2.4 17.3	2,930	0.2 4.6	28,805 199,068	2.4 16.6	Both age groups	41,999	11.4	481 481	3,5	• • •	
Under 65 years	151,343 70,044	11.8 5.5	2,449 481	3.8 0.8	132,012 67,056	11.0 5,6	3 children	7,964 12,916 21,119	3.5 5.7	***		•••	
PERSONS 65 YEARS OLD AND OVER							PRESENCE OF NONRELATIVES						
All occupied units	1.282.080	100.0	64,113	100.0			All occupied units	1,282,080	100,0	64,113	100,0		<u> </u>
None		79,3	58,120	90.7	•••		No nonrelatives	1,241,105	96.8 3.2	63,453 660	99.0	•••	
1 person	199,709	15.6	3,661	5.7	•••			1				•••	
2 persons or more	62,955 2,624	4.9 G.2	2,332	3.6			Owner occupied	913,316 884,445	100.0 96.8	50,287 49,983	100.0 99.4	• • • •	
Owner occupied	913,316	100.0	50,287	100.0			With nonrelatives	28,871	3.2	304	0.6	•••	
None1 person	701,905	76.9	46,923 2,003	93.3 4.0			Renter occupied	368,764 356,660	100.0 96.7	13,826 13,470	100.0 97.4		
2 persons	52,834	5.8	1,361	2.7			With nonrelatives	12,104	3.3	356	2,6		:::
_	2,634	0.3											
Renter occupied		100.0	13,826	81.0	:::	:::	OWNER OF UNIT						
l persons	43,756 10,121	11.9	1,658	12.0	···		Owner-occupied units	913,316	100.0	50,287	100.0		
3 persons or more	10,111				:::	:::	Head or wife	908,735 4,581	99.5 0.5	50,132 155	99.7	:::	
						1	Nonrelative of head	4,,,,,,				:::	
Own CHILDREN UNDER 18 YEARS OLD	İ		į										
All occupied units	1,282,080	100.0	64,113	100.0	l		AGE OF OWNER	1			1		1
No children	690,511	53.9	24,637	38.4			Owner-occupied units	913,316	100,0	50,287	100.0		
1 child 2 children					:::	:::	Under 25 years		1,2 15,0	1,812	3.6 39.1		
3 children		2.4 4.1	7,100 2,706			:::	35 to 44 years	232,842	25.5	17,555	34.9		
5 children	25,132	2,0	993	1.5		• • • • •	45 to 54 years	185,012	21.8	7,315 2,483	4.9	:::	
					•••		65 years and over	147,980	16,2	1,473	2.9		' ''
Owner occupied	472,376	51.7	15,429	30.7	:::	:::				İ			1
l child	153,169			17.9 28.7			VALUE			İ		1	
3 children	83,931	9.2	6,585	13.1			Owner-occupied nonfarm units2.	815,370	100,0	47,968	100,0	756,025	100.
Renter occupied	1	1	1	i		""	Less than \$5,000					326,629	43.
No children	218,135	59.2	9,208	66.6		1 :::	\$7,500 to \$9,900	147,265	14.6 18.1	356		\$ 520,02	′  ~.
1 child 2 children	. 36,389	9.9	1,614	11.7		:::	\$10,000 to \$12,400 \$12,500 to \$14,900	115,311	20.6	15,018	31.3	258,558	34.
3 children	. 23,258	6.3				1 :::	\$15,000 to \$17,400 \$17,500 to \$19,900	42,522					13.
							\$20,000 to \$24,900 \$25,000 to \$34,900	41,855	5.1	5,333 1,999	11,1	65,948	8,
OWN CHILDREN BY AGE GROUP							\$35,000 or more	19,342		2,689	5.6	Į)	
All cocupied units	1,282,080	100.0	64,113	100.0	<u> </u>	<u> </u>	Mediandollars.	. 11,300	<del> </del>	14,800	<del> </del>	10,700	
No children													
1 child	69,137	5,4	5,573	8.7	'		Renter-occupied nonfarm units.	. 366,377		13,826		341,210	o
2 children or more	- 268,139	20.9	13,207	20.6									
1 child 2 children	92,060	7.2	5,910	9.2			GROSS RENT	1					
3 children or more	47,74	3.7	7 2,065	: 1 3 3			Reporting						
2 children	47,85	1 3,1	7   4,813	1 7.5			\$40 to \$59	105.925				127,64	8   38.
4 children or more		L 4.9	5 3,695	5.6 9 5.8			\$60 to \$79	116,197	33.0	1.61	1.2	88,76	7   26.
Owner occupied						.	\$100 to \$119. \$120 to \$149.	25,476	7.2	1,173	8.9	21,97	
Mo children	. 88,18	9,1	7 12,024	23,9			\$150 to \$199	4,997	1.4	1,916	14.6	12,15	0 3.
1 child 2 children or more	37,844	3 4.3	4,77	l 9.5			No cash rent			1 700	18.4	7,08	9
6 to 17 years only	21.3,60	2 23.4	4 10,988	21.5	•	.	Mediandollars.		1	4	1	5	
1 child	79,10	3.	7 4,86	3 9.1	7	1	*1					-	1
3 children or more		3.1 0 15.1			3 ::							1	
2 children	39,89	7 4.	4 4,33	2 8.6	·		Bonowton and and	351,847		13,114	أ	334,12	ı .
3 children	49,39								' I				

 $<sup>^1</sup>$  Based on sample emmerated for the 1956 National Housing Inventory; see section on "Description of tables."  $^2$  Restricted to single-unit properties; see text.

# Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number

New construction 71,412	Other sources	Conversion	Herger	Waster	Percent
71,412					
143.420	4,084	20,470	10,159	1,246,369	
	.,,,,,,,	2.03,470			unaderities (in endicase operated the life operate annual design
					1,000 \$5
71,412 64,113	4,084	20,470	10,159 9,402	1,246,369	190,0 95,1
50,287	706	18,874 4,722	€,58€	851,015	68.3 61.9
48,508 1,779	706	4,326 396	4,607	772,308 79,307	6.3
13,826	3,378	14,152	2,816 291	334,992 254,169	26.8 20.4
12,886 940	2,343 1,035	8,583 5,569	2,525	80,423	6.5
7,299	]	1,596	757	60,762	4.9 0.9
1,219		1,290	411	24,353	2,0 2,0
2,3/4		• • •	240		
			10.440	T 7/4 360	100.0
	<del></del>			1,199,809	96.3
71,056	2,343	14,644	7,145	1,199,171	93.0 3.3
356		4,615 1,211	1,631	46,560	51.7
	1	<b>!</b>	6,586	891,015	100,0
50,287	706	4,722	€,241		98.6. 97.2
		3,923 1,1 <del>9</del> 9	856	11,571	1.4
			į		
	3,378	14,152	2,816	334,592 306,978	1,30,0 91.7
		9,931	1,000	284,130	84.9 6.8
	1,741	3,010		27,614	8.3
	1	(	1	60,762	***
7,299		1,170		-	
				i ale aca	1.00.0
71,412	4,084	20,470			77.9
		15,458 397	3,038	217,339	17.4
		4,615	1,983	37,876	4,6
gn /11	4.084	20,470	1.0,159	1,246,369	100.0
		3,521	176	55,662 253,408	4,5 20,3
12,602	1,405		2,008	419,210	49.7 25.5
		803		018,049 5,8	23.3
		3.5	1		100.0
50,28	• 1	4,722 406		2,086	0.3
3.49		2,401		501,581	58.
24,53	9 353	809	5,372	277,411	32.
	3	1	i i		100.
		14,152	176: 1	46,546	13.
	1,63	8,638	51%	156,557 99.1 <i>3</i> 7	29.
4,42	27 351	2,807	974	32,352	9.
	1 <b>-</b> 1	3.4	1	}	ì
`\		1,596	757	64,762	1
1					-
	4.08	4 20,470	10,159	A CHECKELONIC CONTRACTOR OF THE PERSON NAMED IN COLUMN TWO IS NOT THE OWNER.	
•	ng 1,98	9	7,300 2,509	1%4,517	7.1
5,2	89 35	4 1 197713	350	8:,00	3 <b>t</b> :
8,1	15	1			
		ma in	10.159	1,246,36	5 3180
•	12			400 81	12
71,4	74	6	•   :::	126,32	4 10
• •	74	*7  m.		#86,53	5 71
					ļ
		10 97	4 9,462	1,185,66	
64,	132	) 171	ø 175	4 2000 00	
2,	101 1 7	7,45	ig 2,376	2.36,00	1 3
	217	153	2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	215,1	30 1
15,	771			الكواللا أ	H3 I
	872	··· ] 2.	1	3	.0 .2
::1	3.3	]		' <b>i</b> 5	.3
	3.7		***		
	940 7, 299 3,506 1, 219 2, 574  71, 412 71, 056 71, 056 71, 056 71, 056 90, 287 90, 287 90, 287 90, 287 90, 287 90, 287 90, 287 90, 287 90, 287 90, 287 90, 287 90, 287 91, 412 90, 333 40, 723 91, 412 1, 366 12, 602 13, 420 24, 622 6.1 50, 28 3, 49 24, 53 22, 25 6. 13, 8, 11 4, 44 4	940 1,035 7,299 3,506 1,219 2,574  71,412 4,084 71,056 4,084 71,056 2,343 356  90,287 706 50,287 706 50,287 706  13,826 3,78 13,470 1,637 13,470 1,637 1,741 356  71,412 4,084 1,369 1,639 12,602 32,820 706 32,820 706 32,820 706 33,840 355 32,820 706 31,826 3,778 3,494 355 32,820 706 32,820 706 33,894 355 34,821 334 6,0  50,287 706 31,826 3,778 3,494 355 32,820 706 31,826 3,778 3,494 355 32,820 706 31,826 3,778 3,494 355 32,820 706 31,826 3,778 33,39 355 33,39 355 33,39 355 33,39 355 33,39 355 33,39 355 33,39 355 333 3,39  71,412 4,084	340	940	7,000

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

	Units added	through	Units char	ged by	Same units		
Subject	New construction	Other sources	Conversion	Merger	Number	Percent	
PERSONS PER ROOM							
			18,874	9,402	1,185,607	100	
Occupied units	64,113	4,084				100	
),50 or less	29,534	1,738	8,268	4,583	596,300	50	
0.51 to 0.75	20,218	1,405	5,197	2,627 1,320	298,305 210,019	25	
.76 to 1.00	10,863	596	4,294 718	521	62,734	17	
.01 to 1.50	2,786 712	345	397	351	18,249	5	
,J4 UI MARCHARA	712	ربور	331		,	•	
VALUE			İ				
Owner-occupied nonfarm units1	47,968			5,024	762,378	100	
ess than \$5,000				518	53,318	7	
5,000 to \$7,400		1		1,929	117,012	1.5	
7,500 to \$9,900	356			1,392	145,517	19	
310,000 to \$12,400		•••	•••	602 234	158,059 100,059	20	
\$12,500 to \$14,900 \$15,000 or more		•••	•••	349	188,413	1:	
dedian dellars.	22,971 14,800	:::	::: }	7,600	11,000	24	
Renter-occupied nonfarm units	13,826	3,378	14,152	2,816	332,205		
GROSS FENT							
Reporting	13,114	3,044	13,757	2,816	319,116	100	
Less than \$20		345	•••		354	C	
\$20 to \$39	1 '0'	690	1,202	222	25,771	l	
\$40 to \$59 \$60 to \$79		_ :::	4,402	527	100,475 108,627	33	
\$80 to \$99.		1,059 950	5,385 2,373	965 1,036	44,819	3 1	
\$100 or more			395	288	39,070	ĩ	
o cash rent		334	395		13,089	-	
Mediandollars.	1		65	•••	66		
CONTRACT FENT							
Reporting cash rent		3,044	13,757 63	2,816	319,116 56		

<sup>1</sup> Restricted to single-unit properties; see text.

Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number. Except for the line "All dwelling units," the table is restricted to units with 1956 records available]

Subject	Units lost th	rough-	Units char	nged by	Same unit	8
Outget t	Demolition	Other means	Conversion	Merger	Number	Percent
All dwelling units, December 1956	5,689	10,434	9,798	21,155	1,246,369	100.
Units with 1956 records available	4,830	10,135	8,793	21,155	1,184,008	95.
TENURE, COLOR, AND VACANCY STATUS		·		,	_,,	
All units	4,830	10,135	8 <b>,</b> 793	21,155	1,184,008	100,
coupied. Owner occupied. White. Nonwhite. Renter occupied. White Nonwhite Available for sale only. Available for rent Other.	3,412 1,145 1,145 2,267 1,122 1,145 1,418 557 574 227	6,306 1,947 1,972 875 4,359 1,733 2,626 3,829 1,750 2,079	7,361 3,465 2,749 716 3,896 2,485 1,411 1,432 358 716 358	17, 281 6, 457 4, 132 2, 325 10, 824 6, 632 4, 192 3, 874 334 1, 325 2, 215	1,121,895 810,849 735,884 74,965 311,046 241,821 69,225 62,113 6,397 27,943 27,773	94. 68. 62. 6. 26. 20. 5. 5. 0. 2.
CONDITION AND PLUMBING						
All units	4,830	10,135	8,793	21,155	1,184,008	1.00
Not dilapidated. With all plumbing facilities. Lacking some or all facilities. Mapidated.	4,552 3,414 1,138 278	8,395 4,857 3,538 1,740	8,793 8,793 	19,163 11,981 7,182 1,992	1,148,750 1,107,099 41,651 35,258	97. 93. 3. 3.
Owner occupied. lot dilapidated. With all plumbing facilities. Lacking some or all facilities. Mlapidated.	1,145 1,145 1,145	1,947 1,947 1,947 	3,465 3,465 3,465 	6,457 5,800 4,467 1,333 657	810,849 794,884 779,989 14,895 15,965	100. 98. 96. 1. 2.
Renter occupied	2,267 1,989 1,425 564 278	4,359 3,193 1,743 1,450 1,166	3,896 3,896 3,896 	10,824 10,157 4,975 5,182 667	311,046 293,875 273,744 20,131 17,171	100. 94. 88. 6.
Vacant,	1,418	3,829	1,432	3,874	62,113	

# Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number.

Except for the line "All dwelling units," the table is restricted to units with 1956 records available

Subject	Units lost		Units chang	ed by	Seme unite	r
	Demolition	Other means	Conversion	Merger	Number	Percent
ROOMS						······································
All units	4,830	10,135	9 802			
1 and 2 rooms	1,145	1,811	8,793	21,155	1,184,008	1.00.
3 and 4 rooms	860	3,991	347 1,780	5,661	59,834	4.
5 and 6 rooms	2,260 565	2,291	2,137	10,462 3,383	234,763 615,277	19. 52.
Hedian,		2,042 4,2	4,529	1,649	279,834	23.
Owner occupied	1,145	i	***	3.2	5.8	
1 and 2 rooms	1,14,1	1,947	3,465	6,457	810,849	100.
3 and 4 rooms,	286	497	***	333 2,466	7,013 71,356	0. 8.
7 rooms or more	572 287	575 875	1,421	2,343	494,032	<sub>6</sub> 0.
Median.,	•••	6,5	2,044	1,315	238,448	29.
Renter occupied	2,267		1		6,0	• •
1 and 2 rooms	858	4,359 590	3,896 347	10,824 3,336	311,046	100.
5 and 6 rooms	1,131	2,044	1,780	6,448	37,697 139,103	12. 44.
7 rooms or more	278	1,141 584	358 1,411	1,040	99,142	31.
Hedian	•••		1,411	2,9	35,104 4.2	11.
Vacant	1,418	3,829	İ		-	**
UNITS IN STRUCTURE	1,125	5,625	1,432	3,874	62,113	••
				-	1	
All units	4,830	10,135	8,793	21,155	1,164,008	100,
1 2 to 4	2,825 2,005	6,350 3,494	6,308 2,127	,, :::	925, 930	78.
5 or more	••••	291	358	19,153 2,002	177,681 80,397	15. 6.
YEAR STRUCTURE BUILT				, ,	,	•
All units	4,830	10,135	8,793	21,155	1,184,008	100.
April 1950 to 1956.	4 000	1,433		:::	217,242	18.
ratou 1770 or outside:	4,830	8,702	8,793	21,155	966,766	gi.
PERSONS				ĺ		
Occupied units	3,412	6,306	7,361	17,281	1,121,895	100,
l person.	287	866	1,432	3,705	99,579	g.
2 persons,	1,708	1,371	2,391	3,982	300,523	26.
3 persons	287	292 1,158	358 706	6,080 1,516	275,665 218,284	24. 19.
5 persons	565	867	705	666	118,500	10.
6 persons or more	565	1,752	1,769	1,332	109, 344	9.
All occupied				2.7	3.1	
Owner		•••	***	2.5	3,2	
Renter	•••	***	•••	2.5	2,8	**
PERSONS PER ROOM						
Occupied units	3,412	6,306	7,361	17,261	1,121,695	100,
0.50 or less	1,137	2,025	3,823	6,031	539,233	48.
0.51 to 0.75	574	1,080	358	3,782 5,133	299,962 212,750	26. 19.
0.76 to 1.00. 1.01 to 1.50.	1,423 278	566 1,460	2,116 348	1,002	59,293	5,
1,51 or more		1,175	716	1,333	10,657	٠٥.
VALUE		- 4		· ·		
		283	1,052		677,023	
Owner-occupied nonfarm units1		283	694		649, 243	100
Reporting Less than \$5,000.	***	283	1	:::	38,708	6.
•2,000 to \$9,400.			347		132,513	20 18
\$7,500 to \$9,900. \$10,000 to \$12,400.		:::	347		140, 899	21
412,500 to \$14,900	,	1		•••	67,888 150,658	10. 23.
\$15,000 or more	111	••• ]	358		27,780	•
Median dollars.	•••	•••			10,600	
dollara.						
Danies	1,711	4,359	3,896	10,500	305,555	
Renter-occupied nonferm units	1,111	-1,227				
GROSS RENT			2 100	9,165	223,041	100
Reporting.	852	3,776	3,180	333		10
Less than \$20. \$20 to \$39	286	883	716	2,708	23,678 87,848	10 39
	279	2,318	1,053	4,809 991	52,354	28
\$80 to \$99	287	292	348		25,720 23,441	11 10
	•••	283	347 71.6	324 1,001	77,746	
	859	291 292	710	334	4,768	•
telle	•••	252		46	60	•
Median,dollars	•••	• • •	1			
CONTRACT RENT			ł		101	
		4,067	3,180	9,165	245,193 54	•
Reporting cash rent.	852					

<sup>1</sup> Restricted to single-unit properties; see text.

## Components of Inventory Change-1957 to 1959 Components

## Table 4.—TENURE, COLOR, AND VACANCY STATUS, FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

			The state of the s			1	959 charac	teristic					
ļ					Occi	pied units					Va.	cant units	
1956 characteristic	Total	Total			Owner			Renter				Avail-	
		Total	White	Non- white	Total	White	Non- white	Total	White	Non- white	Total	able	Other
Same units 1956 and 1959: With 1956 records available	1,184,008	1,126,265	970,231	156,034	613,160	734,505	78,655	313,105	235,726	77,379	57,743	33,665	24,078
Occupied. White Nonwhite Owner occupied. White Nonwhite Renter occupied White Nonwhite Renter occupied White Nonwhite Nonwhite	1,121,895 977,705 144,190 810,849 735,884 74,965 311,046 241,821 69,225	1,080,491 944,678 135,813 793,169 720,967 72,202 287,322 223,711 63,611	930,650 924,312 6,338 713,229 710,177 3,052 217,421 214,135 3,286	149,841 20,366 129,475 79,940 10,790 69,150 69,901 9,576 60,325	791,775 722,170 69,605 746,075 683,001 63,074 45,700 39,169 6,531	714,781 711,730 3,051 676,323 673,964 2,359 38,458 37,766 692	76,994 10,440 66,554 69,752 9,037 60,715 7,242 1,403 5,839	288,716 222,508 66,208 47,094 37,966 9,128 241,622 184,542 57,080	215,869 212,582 3,287 36,906 36,213 178,963 176,369 2,594	72,847 9,926 62,921 10,188 1,753 8,435 62,659 8,173 54,486	41,404 33,027 8,377 17,680 14,917 2,763 23,724 18,110 5,614	23,562 19,010 4,552 8,528 7,127 1,401 15,034 11,883 3,151	17,842 14,017 3,825 9,152 7,790 1,362 8,690 6,227 2,463
AvailableOther	62,113 34,340 27,773	45,774 26,023 19,751	39,581 21,138 18,443	6,193 4,885 1,308	21,385 6,775 14,610	19,724 6,068 13,656	1,661 707 954	24,389 19,248 5,141	19,857 15,070 4,787	4,178 4,178 354	8,317 8,022	6,915 3,188	6,236 1,402 4,834
Same units 1950, 1956, and 1959: With 1956 records available	822,716	779,415	£50,708	128,707	553,478	484,271	69,207	.225,937	166,437	59,500	43,301	25,914	17,387
Occupied. White Nonwhite. Owner occupied Mnite Nonwhite Renter occupied White Nonwhite	783,056 665,821 117,235 554,394 491,420 62,974 228,662 174,401 54,261	751,908 640,275 111,633 542,336 480,763 61,573 209,572 159,512 50,060	627,417 622,534 4,883 473,359 471,266 2,093 154,058 151,288 2,790	124,491 17,741 106,750 68,977 9,497 59,480 55,514 8,244 47,270	544,034 483,638 60,396 509,153 455,288 53,865 34,881 28,350 6,531	475,888 473,796 2,092 448,249 446,849 1,400 27,639 26,947 692	68,146 9,842 58,304 60,904 8,439 52,465 7,242 1,403 5,839	207,874 156,637 51,237 33,183 25,475 7,708 174,691 131,162 43,529	151,529 148,738 2,791 25,110 24,417 693 126,419 124,321 2,098	56,345 7,899 48,446 8,073 1,058 7,015 48,272 6,841 41,431	31,148 25,546 5,602 12,058 10,657 1,401 19,090 14,889 4,201	17,586 14,093 3,493 6,832 5,431 1,401 10,754 8,662 2,092	13,562 11,453 2,109 5,226 5,226  8,336 6,227 2,109
Vacant	39,660 24,358 15,302	27,507 17,103 10,404	23,291 13,241 10,050	4,216 3,862 354	9,444 2,791 6,653	8,383 2,084 6,299	1,061 707 354	18,063 14,312 3,751	14,908 11,157 3,751	3,155 3,155	12,153 7,255 4,898	8,328 6,207 2,121	3,825 1,048 2,777

## Table 5.—CONDITION AND PLUMBING FACILITIES, FOR SAME UNITS: 1959 BY 1956

		,	*	cased on samp		·					
						1959 charac	teristic	_			
			Total		Owner-occupied units			Rente			
1956 characteristic	Total	Not dilapidated			Not dila	pidated		Not dilapidated			Vacant
		With all plumbing facilities	Lacking some or all facilities	Dilapi- dated	With all plumbing facilities	Lacking some or all facilities	Dilapi- dated	With all plumbing facilities	Lacking some or all facilities	Dilapi- dated	units
Same units 1956 and 1959: With 1956 records available	1,184,008	1,100,675	38,157	45,176	789,641	11,549	11,970	265,784	20,740	26,581	57,743
Not dilapidated: With all plumbing facilities Lacking some or all facilities Dilapidated	1,107,099 41,651 35,258	1,072,586 14,447 13,642	12,394 19,532 6,231	22,119 7,672 15,385	777,437 5,873 6,331	4,330 4,821 2,398	7,121 1,059 3,790	253,779 6,468 5,537	6,663 11,606 2,471	10,808 6,273 9,500	46,961 5,551 5,231
Owner occupied	810,849	779,399	16,381	15,069	724,312	11,196	10,567	41,164	3,143	2,787	17,680
With all plumbing facilities Lacking some or all facilities Dilapidated	779,989 14,895 15,965	767,530 5,533 6,336	4,658 7,963 3,760	7,801 1,399 5,869	713,508 5,180 5,624	3,977 4,821 2,398	6,413 1,059 3,095	40,458 353 353	341 2,802	693 2,094	14,599 680 2,401
Renter occupied	311,046	267,519	16,892	26,635	43,944	353	1,403	204,774	15,125	21,723	23,724
With all plumbing facilities Lacking some or all facilities Dilapidated	273,744 20,131 17,171	256,575 5,407 5,537	5,616 8,805 2,471	11,553 5,919 9,163	42,884 353 707	353 	708 695	195,936 4,008 4,830	4,909 7,745 2,471	8,398 5,919 7,406	20,556 2,106 1,062
Vacent	62,113	53,757	4,884	5,472	21,385			19,846	2,472	2,071	16, 339
Same units 1950, 1956, and 1959: With 1956 records available,	822,716	752,589	25,961	38,166	533,809	9,120	10,549	188,105	15,099	22,733	43,301
Not dilapidated: With all plumbing facilities Lacking some or all facilities Dilapidated	765,540 29,530 27,596	737,722 10,371 10,496	9,204 13,641 3,116	18,614 5,568 13,984	524,717 3,809 5,283	3,615 3,788 1,717	6,418 341 3,790	178,792 5,515 3,798	4,896 8,804 1,399	8,713 5,227 8,793	38,389 2,096 2,816
Owner occupied	554,394	529,859	11,567	12,968	491,240	8,767	9,146	27,936	2,460	2,787	12,058
With all plumbing facilities Lacking some or all facilities Dilapidated	532,148 9,717 12,529	521,107 3,469 5,283	3,543 5,907 1,717	7,098 341 5,529	483,194 3,116 4,930	3,262 3,788 1,717	5,710 341 3,095	27,230 353 353	341 2,119	693 2,094	11,718 340
Renter occupied	228,662	193,613	11,934	23,115	33,125	353	1,403	145,260	10,874	18,557	19,090
Not displacted With all plumbing facilities Lacking some or all facilities Dilapidated	200,408 14,955 13,299	186,066 3,749 3,795	4,202 6,333 1,399	10,140 4,873 8,102	32,419 353 353	353	708 695	138,760 3,055 3,445	3,849 5,626 1,399	6,985 4,873 6,699	17,33 1,04
Vacant	39,660	35,117	2,460	2,083	9,444			14,909	1,765	1,389	12,15

## Table 6.—VALUE OF PROPERTY FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

							1959 val	ue					
	Total				0	mer-occupie	d nonfarm u	nits <sup>1</sup>					All other
1956 value	TOTAL	Total	Less than \$5,000	\$5,000 to \$7,400	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more	Not. reported	and vacant units
Same units 1956 and 1959: With, 1956 records available	1,184,008	729,962 630,043	52,624 44,539	114,586 98,1:31	139,526	145,391	94,405 82,159	72,029 61,646	35,465 31,553	34,897 29,423	32,993 28,647	8,046 5,638	454,046 46,980
Oner-cooupied nonfarm units1 Less than \$5,000. \$5,000 to \$7,400. \$7,500 to \$9,900. \$10,000 to \$12,400. \$12,500 to \$14,900. \$15,000 to \$17,400. \$17,500 to \$19,900. \$20,000 to \$24,900. \$25,000 to \$24,900. \$45,000 to \$24,900.	38,708 132,513 118,577 140,899 67,888 69,106 23,999 23,653 33,900 27,780	33,553 121,815 110,845 132,819 66,219 66,308 22,089 22,959 31,496 21,940 99,919	18,570 23,181 2,106 682 	11,540 62,445 16,107 3,445 1,097	2,421 27,279 64,871 20,781 1,313 682  3,462 18,717	681 4,474 22,653 76,462 13,422 5,524 603 3,679 17,893	2,025 3,733 20,772 33,074 14,787 1,534 341 1,517 4,376 12,246	341 1,034 9,330 14,571 27,796 4,388 2,310 1,287 589 10,383	341  742 2,742 12,376 8,240 4,039 588 2,485 3,912	341 246 5,143 4,712 12,749 5,551 681	2,856 2,216 22,553 1,022	341 1,729 359 359 701 2,149 2,408	5,155 10,698 7,732 8,080 1,669 2,798 1,910 694 2,404 5,840 407,066
Same units 1950, 1956, and 1959: With 1956 records available		494,801	48,087	105,721	120,374	88,818	50,151	35,407	12,988		<del></del>	3,128	327,915
With 1956 reacrds watsato.  Omer-occupied nonfarm units.  Less than \$5,000. \$5,000 to \$7,400. \$7,500 to \$9,900. \$10,000 to \$12,400. \$11,500 to \$12,400. \$15,000 to \$17,400. \$17,500 to \$19,900. \$20,000 to \$24,900. \$25,000 or more.  Not reported.  All other occupied and vacant units.	461,488 34,606 121,007 100,837 87,684 35,774 27,604 6,390 10,726 17,968	427,186 30,405 110,556 93,957 81,791 35,092 25,875 6,050 10,385 16,264 16,811	40,356 15,775 21,793 2,106 682 	91,355 11,187 58,390 14,444 3,093 1,097  3,144	105,547 2,421 25,200 56,584 16,245 1,313 682  3,102	3,128 243 2,751	14,115 7,258 928 341 1,024 4,016	i 34:	341 340 7 3,333 7 2,043 3 3,093 343 1 1,403	341 7 2,383 1,366 2 3,300 1 2,721 1 68	3 340 3 1,362 8 11,491 1 1,021	343	4,201 10,451 6,880 5,893 6,82 1,729 340 341 1,700 3,081

<sup>1</sup> Restricted to single-unit properties; see text.

Table 7.—GROSS RENT FOR SAME UNITS: 1959 BY 1956

					,		1959 gross	rent					
		Renter-occupied nomfarm units											All other
1956 gross rent	Total	Total	Less than \$30	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 ta \$79	\$80 to \$99	\$100 to \$119	\$120 or more	No cash rent or rent not reported	and vacant units
Same units 1956 and 1959: With			£ 1/2	18,334	39,576	51,518	54,668	40,757	41,950	22,154	13,097	23,522	873,290 67,720
1956 records available.  unter-compied nonfarm units.  180 to \$39.  \$30 to \$39.  \$40 to \$49.  \$50 to \$59.  \$60 to \$69.  \$70 to \$79.  \$80 to \$399.  \$100 to \$119.  Ho cash rent or rent not reported.	1,184,008 305,555 7,123 16,555 40,744 47,104 37,051 25,303 25,720 17,194 6,247 82,514 878,453	310,718 237,835 5,710 13,411 35,803 41,846 31,472 22,959 21,577 14,201 3,684 47,172	3,389 706 1,307 1,035   241 1,753	15,166 3,616 3,507 2,011 942 883 341  3,866 3,168	32,233 354 3,522 14,647 5,310 2,495 340  5,565 7,343	40,664 340 3,780 7,373 13,874 4,525 1,413 1,047  8,312 10,854	44,825 341 1,048 4,465 12,581 12,365 4,174 1,792 354 7,705 9,843	29,937  3,282 4,155 6,662 7,970 1,624  353 5,890 10,820	32,369  2,433 2,107 8,026 8,793 4,882 1,037 5,091 9,581	14,978 341 340 5,065 6,598 2,634 7,176	7,766  1,175  354 1,176 1,765 1,694 1,602 5,331	16,508 363 247 2,990 1,034 2,095 681 1,740 602 600 6,166 7,014	1,41: 3,144 4,94: 5,25: 5,57 7,34 4,14 2,56 35,34 905,57
Ill other occupied and vacant units  Same units 1950, 1956, and 1959:			3,834	15,476	29,227	41,726	40,805	28,394	29,644	11,400	5,431. 3,360	18,636	52,2
With 1996 records available Renter-occupied nonfarm units. Less than \$30. \$30 to \$39. \$40 to \$49. \$50 to \$59. \$60 to \$69. \$70 to \$79. \$80 to \$99. \$100 to \$110. \$120 or more. \$100 cash rent or rent not reported.	5,462 14,043 33,235 37,649 28,604 17,276 16,892 8,354 3,693	23,025 15,535 13,848 7,659 1,624	2,435 706 707 681 	12,649 3,014 3,153 1,410 695 883 341 	23,284 354 3,168 10,589 3,156 1,437 340  4,240	32,995 340 3,177 6,324 10,552 3,832 1,060 1,047  6,663	33,082 341 1,048 3,863 11,287 8,460 2,433 354 354 4,942 7,723	20,597  2,437 3,797 4,577 5,620 1,036  353 2,777 4,797	23,244  1,059 1,401 5,400 6,669 3,800 1,037 3,878 6,400	341 340 2,767 2,129	1,175 925 1,022 234	2,990 1,034 2,099 683 700 354 5,56	2,7 4,9 4,5 5 1,7 6 4 2,0 26,5

# Table 8.—NEW CONSTRUCTION: NUMBER OF ROOMS, BY CONDITION AND PLUMBING FACILITIES, BATHROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, BY TENURE, 1959

Subject	Total	1 and 2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms or more
All dwelling units.	71,412	1,369	4,683	7,919	12,487	20,333	24,621
CONDITION AND PLUMBING							
	71,412	1,369	4,683	7,919	12,487	20,333	24,621
All units					no Ide	20.222	
With all plumbing facilities	71,056	1,369	4,327	7,919	12,487	20,333	24,621
Lacking some or all facilities	356	:::	356			•••	•••
Owner occupied	50,287	]		3,494	8,746	15,793	22,254
fot dilapidated:				7.101	8,746	15,793	22.25/
With all plumbing facilities	50,287	•••	***	3,494	0,740	10,700	22,254
Dilapidated	:::	•••	•••	•••	•••		***
Renter occupied	13,826	837	4,514	3,665	2,245	2,182	383
Not dilapidated:	10 100	020	/ 15d	3,665	2,245	2,182	383
With all plumbing facilities	13,470	837	4,158				•••
Dilapidated	356		356	•••	•••	***	•••
Vacant	7,299	532	169	760	1,496	2,358	1,984
BATHROOMS							
All units	71,412	1,369	4,683	7,919	12,487	20,333	24,621
1	30,333	1,369	4,327	7,569	8,664	6,805	1,599
More than 1	40,723 356	•••	356	350	3,823	13,528	23,022
	50,287	'		3,494	8,746	15,793	22,254
Owner occupied.	16,435	•••	····	3,394	6,839	4,986	1,216
More than 1	33,852	•••	•••	100	1,907	10,807	21,038
Shared or none	•••	***	•••				•••
Renter occupied	13,826	837	4,514	3,665	2,245	2,182	383
More than 1	11,283 2,187	837	4,158	3,415 250	1,557 688	1,177 1,005	139 24
Shared or none	356		356				•••
Vacant	7,299	532	169	760	1,496	2,358	1,984
Persons							
All occupied units,	64,113	837	4,514	7,159	10,991	17,975	22,637
1 person	2,781	321	1,484	837 3,403	4,087	4,437	13 4,36
2 persons	19,333 12,317	516	2,529 145	1,190	1.339	5,941	3,70
4 persons	15,771 6,039		356	1,373	3,873 679	4,209 1,253	5,96 3,75
6 persons or more	7,872		1		1,013	2,135	4,72
Owner occupied	50,287			3,494	8,746	15,793	22,25
l person	356	.,.		356 1,668	3,278	3,243	4,36
2 persons	12,550 9,867	:::	1 :::	302	801	5,062	3,70
4 persons	14,008 5,634	:::	:::	812 356	3,136 518	4,100 1,253	5,96 3,50
6 persons or more	7,872	:::	:::		1,013	2,135	4,72
Renter occupied	13,826	837	4,514	3,665	2,245	2,182	38
1 person	2,425	321	1,484	481	111	. :::	1.3
2 persons	6,783 2,450	516	2,529 145	1,735 888	809 538	1,194 879	::
4 persons	1,763 405		356	1	737 161	109	2
6 persons or more	***		:::	:::	100		
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
All occupied units	64,113	837	4,514	7,159	10,991	17,975	22,6
Male head, wife present, no nonrelatives	58,805	160	3,030	5,390		17,464	22,00
Under 45 years	43,866 11,428	160	2,490	3,241 1,143		13,088 2,953	19,1
65 years and over	3,511 2,378	500	126 918	1,006	712	1,423	2/
Female head	2,930	177	566			5ii	i
Owner occupied	50, 287			3,494	8,746	15,793	22,25
Male head, wife present, no nonrelatives	49,048						21,8
Under 45 years	38,082 9,493		•••	1,524	4,686	12,979	18,8
65 years and over	1,473	:::	-	000	356		2 3
Other male head	465 774	:::			161 158	155	1
	13,826	837	i	1			
Renter occupied  Male head, wife present, no nonrelatives	9,757	160		****	<u> </u>		2
Under 45 years	5,784		2,49	1,717	1,224	109	2
	1,935	ii 160	41	4 402	665	294	
45 to 64 years	2,038		12				i i

# Table 9.—NEW CONSTRUCTION: 1959 VALUE OF PROPERTY, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR OWNER-OCCUPIED NONFARM DWELLING UNITS

[Based on sample; see text]

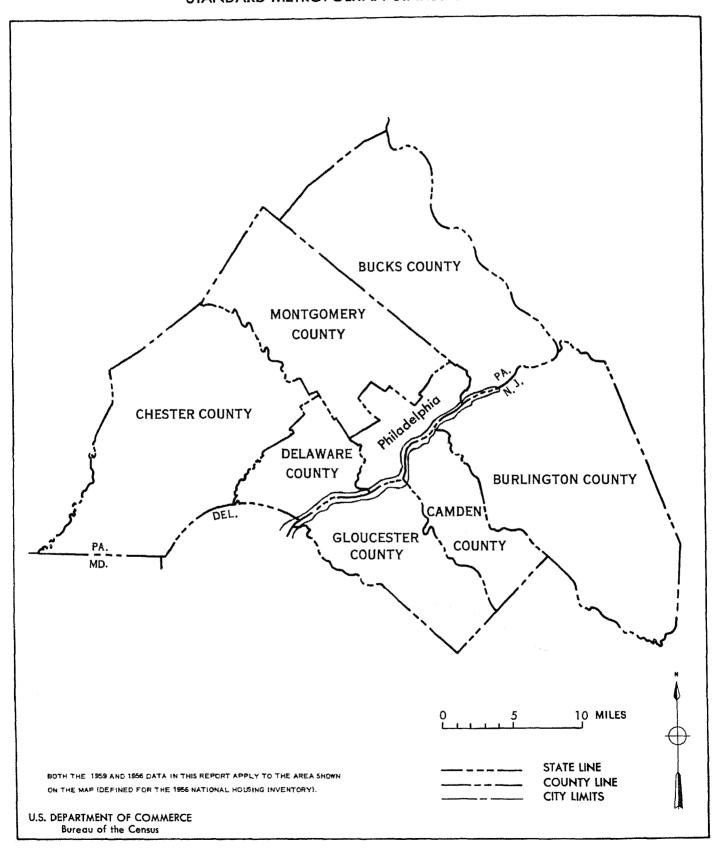
					-ser free op alleger commerce and president with the desired commerce and a	nicha di bancana ayay ayyayan manana mayaa mayyaan ariba		
					Value		i inganasa a shariinn na sa andra ila gelega ingiliyan giliyan iyiliya dibuna.	Carrier Control Contro
Subject	Total	less then \$10,000	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$94,900	\$25,000 or pore
Owner-occupied nonfarm dwelling units 1	47,968	356	9,623	15,018	9, 252	3,5%8	5,333	6 <sub>7</sub> 688
ROOMS	·					er der der der der der der der der der d		
1 and 2 rooms	2,591 23,123 22,254	356 	1,779 7,260 584	356 9,872 4,790	100 3,249 6,003	1,238 2,360	1,233	171 4,317
PERSONS								
1 and 2 persons	12,208 22,254 10,688 2,818	356	3,836 4,606 1,181	4,283 7,211 2,243 1,281	1,258 5,255 2,192 647	1,527 1,206 965	1,020 1,321 2,384 728	294 2,299 1,943 162
HOUSEHOLD COMPOSITION BY AGE OF HEAD								
Male head, wife present, no nonrelatives	46,729 37,021 8,397 1,311 465 774	356 356 	9,267 6,182 2,018 1,067	14,433 11,464 2,969  325 260	9,194 • 7,967 1,227 • • • • • • • • • • • • • • • • • • •	3,598 2,614 740 244	5,333 4,320 1,013	4,548 4,116 430 140

<sup>1</sup> Restricted to single-unit properties; see text.

# Table 10.—NEW CONSTRUCTION: 1959 GROSS RENT, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR RENTER-OCCUPIED NONFARM DWELLING UNITS

				Gross t	ent		
Subject	Total	Less than	\$60 to \$79	\$80 to \$99	\$100 to \$149	\$150 or more	No cash rept
Renter-occupied nonfarm dwelling units	13,826	1,308	161	3,145	4,172	4,328	712
Renter-occupied nontarm usering units  ROOMS  1 and 2 rooms	837 8,179 4,427 383	1,308	iei 	177 2,563 161 244	144 1,996 2,032	160 2,191 1,878 139	356 356
PERSONS  1 and 2 persons.  3 and 4 persons.  5 and 6 persons.  7 persons or more.	9,208 4,213 405	320 988 	i6i 	2,580 160 405	2,097 2,075 	3,499 829 	73.2  
HOUSEHOLD COMPOSITION BY AGE OF HEAD  Male head, wife present, no nonrelatives	9,757 5,784 1,935 2,038 1,913 2,156	768 768  110 430	161	2,968 2,859 109 	2,668 1,640 317 711 792 712	2,836 236 1,509 971 655 837	356 356 356

# Philadelphia, Pa.-N.J. STANDARD METROPOLITAN STATISTICAL AREA



## U.S. CENSUS OF HOUSING: 1960

Final Report HC(4) Part 2-10

COMPONENTS OF INVENTORY CHANGE Part 2: 1957–1959 Components

Seattle, Wash.,

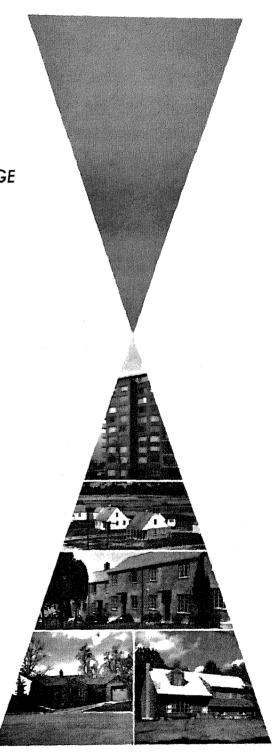
Standard Metropolitan Statistical Area

Prepared under the supervision of DANIEL B. RATHBUN, Chief Housing Division



U.S. DEPARTMENT OF COMMERCE Luther H. Hodges, Secretary

BUREAU OF THE CENSUS
Richard M. Scammon, Director (From May 1, 1961)
Robert W. Burgess, Director (To March 3, 1961)





## U.S. DEPARTMENT OF COMMERCE

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U.S. Government Printing Office, Washington, D.C., 1962.

For sale by the Superintendent of Documents, U.S. Government Printing Office, Washington 25, D.C., or any of the Field Offices of the Department of Commerce - Price 40 cents.

## CORRECTIONS

U. S. Census of Housing: 1960
Volume IV. Components of Inventory Change-1957 to 1959 Components
Part 2-10, Seattle SMSA

The data shown in table 3 relating to "year structure built" (page 23) are revised as follows:

Table 3.-1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS

			CONTRACTOR DE CONTRACTOR DE CONTRACTOR DE CONTRACTOR DE CONTRACTOR DE CONTRACTOR DE CONTRACTOR DE CONTRACTOR D	Agricus parentus espirar que vertificación establectus que en establec
Subject	Demolition	Other means	Conversion	Annual de la constant
YEAR STRUCTURE BUILT			Aggregation programming and the state of the	
April 1950 to 1956	185 4,940	905 5,175	210 983	2,000

## PREFACE

This report presents statistics on counts and characteristics of changes in the housing inventory, 1957 to 1959. Basic characteristics are presented for such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units which were the same for the 1957 to 1959 period. The statistics are based on results of the December 1959 Components of Inventory Change survey, which is part of the 1960 Census of Housing. December 1959 is regarded as the survey date although some of the enumeration began in late October 1959 and some extended into early 1960.

This report is one of 10 reports which comprise Series HC(4), Part 2. A separate report is issued for the United States, by regions, for the New York-Northeastern New Jersey and the Chicago-North-western Indiana Standard Consolidated Areas and for the Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, and Seattle Standard Metropolitan Statistical Areas. The nine metropolitan areas are the areas for which separate statistics were provided in the 1936 National Housing Inventory, the first survey to measure components of change. This series constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 2, 1957-1959 Components.

Series HC(4), Part 1A (1950 to 1959 Components) provided statistics on the counts and basic characteristics of the components of change for the 1950 to 1959 period-new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units which were the same and some cross-tabulations of characteristics of new construction and same units. Reports are issued for the United States, by regions, and for 17 metropolitan areas-for the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas, for the Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, and Seattle Standard Metropolitan Statistical Areas; and for the Baltimore, Buffalo, Cleveland, Minneapolis-St. Paul, Pittsburgh, St. Louis, San Francisco-Oakland, and Washington (D.C.-Md.-Va.) Standard Metropolitan Statistical Areas. The first nine areas named (the two standard consolidated areas and the seven standard metropolitan statistical areas) are the areas of the seven standard metropolitan statistical areas are the decision when separate data are provided in Part 2. The series of 18 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part IA, 1950-1959 Components.

Series HC(4), Part 1B (Inventory Characteristics) provided additional cross-tabulations of characteristics of new construction units and same units for the 1950 to 1959 period and data on the characteristics of the present and previous residences of recent movers, for the United States, by regions, and for the same 17 metropolitan areas covered in Part 1A. This series constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1B, Inventory Characteristics.

Authorization for the 1960 Census of Housing was provided in the Act of Congress of August 31, 1954 (amended August 1957), which codified Title 13, United States Code. The law provides for a decennial census of housing, including utilities and equipment, to be taken in each of the 50 States, the District of Columbia, the Virgin Islands, Guam, and the Commonwealth of Puerto Rico. The law further provides that, in advance of, in conjunction with, or after the taking of each census, preliminary and supplementary statistics related to the main topic of the census may be collected.

The census program was designed in consultation with advisory committees and individuals to achieve a census having optimum value to users of housing statistics. The Housing Advisory Committee was ora census having optimum value to users of housing statistics. The Housing Advisory Committee was organized by the Director of the Bureau of the Census and was made up of persons in private industry, universities, and local governments. It advised on various aspects of the housing census programs except the technical phases of the Residential Finance program for which the Technical Advisory Committee on Residential Finance was organized. A Federal Agency Population and Housing Census Council, organized by the Bureau of the Budget and made up of persons in Federal agencies, also advised on the hasic programs. A joint staff committee, set up by the Administrator of the Housing and Home Finance Agency and the Director of the Bureau of the Census, concentrated on aspects of particular interest to the housing agencies. In addition to the committees, working groups of specialists in housing subjects assisted the Census Bu-In addition to the committees, working groups of specialists in housing subjects assisted the Census Bureau staff in the evaluation and improvement of housing concepts. A number of other committees, groups, and individuals also made contributions to the planning of the housing census.

## **ACKNOWLEDGMENTS**

A number of persons both within and outside the Bureau of the Census participated in the various activities of the December 1959 Components of Inventory Change survey. Specific responsibilities were exercised by members of the Housing, Statistical Methods, Demographic Operations, Field, and Geography Divisions. The survey was planned and developed under the direction of Wayne F. Daugherty, then Chief, assisted by Frank S. Kristof, then Assistant Chief, Housing Division. Beulah Washabaugh, with the help of Aneda E. France, assisted in planning and developing the content of this report. J. Hugh Rose, assisted by Meyer Zitter and Aneda E. France, assisted by Aneda E. France, assisted by Aneda E. France, assisted in planning and developing the content of this report. Meyer Zitter, was responsible for the development of plans for field work. Aaron Josowitz, assisted by Elmo E. Beach, developed and coordinated the survey procedures and, with the help of Robert O. Bartram, was responsible for the preparation of the textual materials in this report.

Important contributions were made by Glen S. Taylor, then Chief, Jervis Braunstein, George E. Turner, E. Richard Bourdon, and Orville Siye of the Demographic Operations Division in the processing and compilation of the statistics; George F. Klink and G. Paul Sylvestre of the Field Division in the collection of the information; and William T. Fay, Robert C. Klove, and Robert L. Hagan of the Geography Division in the information of the maps for enumeration and publication. The planning and development of the sample depreparation of the maps for enumeration and publication. The planning and development of the sample depreparation of serimation procedures were under the direction of Joseph Steinberg, Robert H. Hanson, and Robert sign and estimation procedures were under the direction of Joseph Steinberg, Robert H. Hanson, and Elmore H. Finch, Jr., assisted by Arnold Sirots, Elaine V. Davidson, Bernie Cornett, Anthony Turner, and Elmore H. Finch, Jr., assisted by Arnold Sirots, Elaine V. Davidson, Bernie Cornett, Anthony Turner, and Elmore H. Finch, Jr., assisted by Arnold Sirots, Elaine V. Davidson, Bernie Cornett, Anthony Turner, and Elmore H. Finch, Jr., assisted by Arnold Sirots, Elaine V. Davidson, Bernie Cornett, Anthony Turner, and Elmore H. Finch, Jr., assisted by Louise L. Douglas. Important contributions Mildred M. Russell of the Population Division, assisted by Louise L. Douglas. Important contributions Mildred M. Russell of the Population Division, assisted by Louise L. Douglas. Important contributions Mildred M. Russell of the Population Division, assisted by Louise L. Douglas. Important contributions Mildred M. Russell of the Population Division, assisted by Louise L. Douglas. Important contributions Mildred M. Russell of the Population Division, assisted by Louise L. Douglas. Important contributions Mildred M. Russell of the Population Division, assisted by Louise L. Douglas. Important contributions Mildred M. Russell of the Population Division, assisted by Louise L. Douglas. Important contributions M

## PUBLICATION PROGRAM OF THE 1960 CENSUS OF HOUSING

Results of the 1960 Census of Housing are published in seven housing volumes as described below. A separate series containing the census tract reports is a joint publication with data from the 1960 Census of Population. A series of special reports for local housing authorities constitutes the remainder of the final reports. The source of the data is the April 1960 enumeration, except for Volumes IV and V which are based largely on the enumeration of units in a sample of land area segments, started in late 1959 and completed in 1960. Prior to the final reports, several series of preliminary and advance reports were issued. Some unpublished statistics can be obtained for the cost of preparing a copy and certain special tabulations can be prepared, on a reimbursable basis, on request to the Chief, Housing Division, Bureau of the Census, Washington 25, D. C.

Volume I (Series HC(1) reports). States and Small Areas. Information about all subjects covered in the April 1960 enumeration, with a separate report for the United States by regions and geographic divisions, each of the 50 States, the District of Columbia, Puerto Rico, Guam, and the Virgin Islands of the United States. In the State reports, information is shown for the State as a whole and for each standard metropolitan statistical area, urbanized area, place of 1,000 inhabitants or more, county, and the rural-farm and rural-nonfarm parts of the county. The volume covers occupancy characteristics such as tenure, vacancy status, color, number of persons; structural characteristics, such as number of rooms and year structure built; condition of unit; plumbing facilities, such as water supply, and toilet and bathing facilities; equipment and fuels, including heating equipment, air conditioning, television sets, clothes washing machine, heating fuel, cooking fuel, and water heating fuel; and financial characteristics including value and rent.

Volume II (Series HC(2) reports). Metropolitan Housing. Cross-tabulations of housing and household characteristics, with a separate report for the United States by geographic divisions, and for each of the 192 standard metropolitan statistical areas of 100,000 inhabitants or more in the United States and Puerto Rico. Separate statistics for each of the 134 places of 100,000 inhabitants or more are included in the metropolitan area reports.

Volume III (Series HC(3) reports). City Blocks. Separate reports for cities and other urban places having 50,000 inhabitants or more prior to and at the time of the 1960 Census, and for a number of smaller localities which arranged for block statistics. Data for a limited number of characteristics are presented by blocks. Statistics for 466 cities and localities in the United States and Puerto Rico are published in 420 separate reports.

Volume IV (Series HC(4) reports). Components of Inventory Change. Information on the source of the 1959 inventory and the disposition of the 1950 and 1956 inventories. Data are provided for components of change such as new construction, conversion, merger, demolition, and other additions and losses. Part 1 of the volume contains the 1950 to 1959 comparison, with a separate report for the United States by regions, and each of 17 selected metropolitan areas (15 standard metropolitan statistical areas, defined as of June 8, 1959, and 2 standard consolidated areas). Part 1 is published in two sets of reports for each area. Part 1A presents basic 1950 and 1959 data, with emphasis on the counts and characteristics of the components of change; Part 1B presents additional information on characteristics of the inventory, including characteristics of the present and previous residences of recent movers. Part 2 contains the 1957 to 1959 comparison, with a separate report for the United States by regions, and separate reports for 9 of the selected areas (standard metropolitan areas defined for the 1956 inventory).

Volume V. Residential Finance. Information on financing of residential property, including characteristics of mortgages, properties, and homeowners. Part 1 of the volume is a report on homeowner properties for the United States by regions, and each of 17 selected metropolitan areas (15 standard metropolitan statistical areas, defined as of June 8, 1959, and 2 standard consolidated areas). Part 2 is a report on rental and vacant properties for the United States.

<u>Volume VI, Rural Housing.</u> Cross-tabulations of housing and household characteristics for the 121 economic subregions of the United States, for rural-farm and rural-nonfarm housing units.

Volume VII. Housing of Senior Citizens. Cross-tabulations of housing and household characteristics of units occupied by persons 60 years old and over, for the United States, each of the 50 States and the District of Columbia, and selected standard metropolitan statistical areas.

Series PHC(1) reports. Census Tracts. Separate reports for 180 tracted areas in the United States and Puerto Rico. The reports contain information, by census tracts, on both housing and population subjects. (This series is the same as the tract reports included in the publication program for the 1960 Census of Population.)

Series HC(S1) reports. Special Reports for Local Housing Authorities. Separate reports for 139 localities in the United States. The program was requested by, and planned in cooperation with, the Public Housing Administration. The reports contain data on both owner- and renter-occupied housing units defined as substandard by Public Housing Administration criteria, with emphasis on gross rent, size of family, and income of renter families.

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31956 characteristics of dwelling units, for unit	s rem	oved from the inventory since December 1956 and same	. 22
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5 -Condition and numbing facilities, for same units	s: 1959	by 1956	25
7.—Gross want for some units: 1050 by 1956		d plumbing facilities, bathrooms, persons, and househol	d
composition by toning today		persons, and household composition, for owner-occupie	d
nonformed developments and property, by		ns, and household composition, for renter-occupied non	1-
form dwelling white		ns, and nousenoid composition, at the same of the same	
varin amening auris			

## LIST OF REPORTS IN VOLUME IV, PART 2

(The boundaries of the areas listed below are the same as those defined for the 1956 National Housing Inventory)

- 1. United States and Regions
- 2. Atlanta SMSA
- 3. Boston SMSA
- 4. Chicago, Ill.-Northwestern Indiana Standard Consolidated Area 5. Dallas SMSA

- 6. Detroit SMSA
- 7. Los Angeles-Long Beach SMSA
- 8. New York-Northeastern New Jersey Standard Consolidated Area
  9. Philadelphia SMSA
  10. Seattle SMSA

## SUBJECTS PRESENTED BY COMPONENT OF CHANGE AND TABLE NUMBER

	19	159		1959	1956		
Subject	Total units	New con- struction units	1956, totel units	Units added through- New construction Other sources Units changed by- Conversion Merger Same units	Units lost through- Demolition Other means Units changed by- Conversion Merger Same units	1959 by 1956, same units	1959, new con- struction units
Occupancy Characteristics	<b>6.11.</b>	Mahil a	Table	Table	Table	Table	Table
·	Table	Table					14010
Color by tenure	1	1	1	2	3		
Age of owner	i	î	:::	:::			
Persons	1	1	1	2	3	•••	8
By tenure	1	1 1	1		3	•••	8, 9, 10
Legitum by constra		_	•	ŀ	]	'''	•••
Persons per room	1	1 1		2	3	•••	•••
By tempe	1	1 1	l ''i	2	***		•••
Tenure by color	î	i	i	2	ı 3	4	
STRUCTURAL CHARACTERISTICS							
B	1	,	1	2	3		8
By temure	i	1 1	l i	2	3	:::	8, 9, 10
Median by tenure	1	1	1	1 2	3	;;;	', ',
mits in structure	1	1	1	2	3		
By tempe	1	1 1	1 1	•••	•••	•••	···
Trailers by temure	i	li	l i	··· <u>·</u> 2	3		
By temmre	ī	Ī,					
CONDITION AND PLUMBING FACILITIES							
Bathrooms	1	1	l	2			8
By temure	1 1	1 1	"i	2 2	3	5 5	8 8 8
Financial Characteristics							
Combinate words. Modding		,					
Contract rent: Median	1	1	1	2 2	3	***	iò
By rooms	<u>.</u>	l		l		l'	10
By persons	***					:::	10
By household composition and age of head Median	"i	"i	l "i	···2	··;	•••	10
		1	1 *	1	3	•••	•••
Value	1	1	1	2	3	6	9
By Pooms.				•••	•	•••	9
By household composition and age of head	•••	•••	•••	•••	•••	•••	9
Hedian	"i	"i	·"i	···2	3	***	
HOUSEHOLD CHARACTERISTICS							
Household composition by age of head	1	1	1				8
By tenure		;	•••		:::	1 :::	8, 9, 10
Own children under 18 years old	1	1 1	•••				
By tenure. Out children under 16 by age group	1 1	1 1	•••		•••		,
by tempre.	1	1	:::	:::	•••	•••	1 :::
Persons 65 years old and over	1	1		1 :::	:::		:::
Presence of nonrelatives	1	1 1	•••		1 :::	:::	
By tempre	i	1 1	•••		•••	• • • • • • • • • • • • • • • • • • • •	
	1			•••	···	•••	

# Components of Inventory Change 1957 TO 1959 COMPONENTS

## GENERAL

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1957 to 1959. The statistics relate to such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units that were the same for the 1957-1959 period. Data are based on information for a sample of dwelling units enumerated in the December 1959 Components of Inventory Change survey as part of the 1960 Census of Housing. The survey was designed to measure changes since the 1956 National Housing Inventory, taken in December 1956. The period covered in this report is referred to as 1957 to 1959. Because changes since 1956 were measured on a unit-byunit basis, the dwelling unit as defined in the 1956 survey (and the 1950 Census) was used as the reporting unit.

This report presents simple distributions of the basic 1959 and 1956 characteristics for the total inventory and for the components of change. The 1959 characteristics for the total inventory are presented in this report to show the relation of the characteristics of individual components to the total. (See 1960 Census of Housing, Volume I, States and Small Areas, for detailed characteristics of the total inventory, based on the April 1960 enumeration.) For units classified as "same," the 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure and color, condition and plumbing facilities, value, and gross rent. For units classified as "new construction," number of rooms, value, and gross rent are cross-tabulated by selected items.

A separate report is published for the United States, by regions, and for each of the nine selected metropolitan areas listed on page VI. This series of 10 reports constitutes 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 2, 1957-1959 Components. The nine metropolitan areas are the same areas for which separate data were provided in the 1956 National Housing Inventory. Both the 1959 and 1956 data in these reports relate to the boundaries defined for the 1956 survey.

Similar data on components of change for the 1950-1959 period and statistics on housing occupied by households that moved in 1958 or 1959 (recent movers) were also obtained in the 1959 survey and are provided in 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A, 1950-1959 Components, and Part 1B, Inventory Characteristics. Part 1A presents statistics on the counts and characteristics of the 1950-1959 components of change. Part 1B presents data on the characteristics of units occupied by recent movers, additional characteristics of selected 1950-1959 components of change, and characteristics of available vacant units. Statistics in Parts 1A and 1B are presented for the United States, by regions, and for each of the 17 selected metropolitan areas listed on page III. The data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1969; for the two standard consolidated areas, the data relate to the boundaries as of December 1959.

## DESCRIPTION OF TABLES

Except for the data from the 1956 National Housing Inventory reports (presented in table 1) which are based on the sample enumerated for the 1956 survey, all the data in this

report are based on a sample of dwelling units enumerated for the 1969 survey. Data on the counts of the components of change are based on a larger sample than data for the characteristics (see "Sample design").

Tables A, B, C, and D in the "Summary of Findings" present the 1957 to 1959 components of change and summary characteristics for selected components. Table A shows the source of the 1959 housing inventory whereas table B presents the disposition of the 1956 inventory. Table C summarizes the net changes in the housing inventory for the 1957-1959 period. The figure for the 1956 inventory in tables B and C is based on the December 1959 sample and may, therefore, differ from the corresponding 1956 total in table 1 obtained from the results of the 1956 National Housing Inventory. Table D presents summary characteristics for "same" units, "new construction" units, and "demolitions." The figures in tables A to D have been rounded to the nearest hundred; hence, the detail may not add to the totals.

Table 1 presents 1959 data for the total inventory and "new construction" units (units built during the period 1967 to 1959). The table also presents 1956 data for the total inventory. Table 1 contains the greatest amount of detail in terms of the number of categories shown for an item.

The 1956 data in table 1 were transcribed from the 1956 National Housing Inventory reports. To pennit a direct comparison between the 1959 and 1956 statistics, units in the "not reported" category for a characteristic in 1956 were distributed in the same proportion as the reporting units. The 1956 medians for rent and value in table 1 were computed on the basis of more detailed tabulation groups than are shown.

The 1959 statistics for the total inventory in table 1 of this report may be different from the 1959 data in Parts 1A and 1B of Volume IV although the same definitions and concepts were used to provide both the 1957-1959 components and the 1950-1959 components. The differences may be attributed to sampling variability and changes in the boundaries of the metropolitan area that may have occurred since 1956. (See note on page 18 describing the 1956 and 1959 boundaries of the area, and sections relating to survey techniques and sample design in this report and in Part 1A of Volume IV.)

Table 2 presents 1959 data for units created since 1956 and for units classified as "same." The components for which the data are presented in table 2 are: units added through new construction, units added through other sources, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1959 figures reflect the number of units resulting from the conversion or merger.

Table 3 presents 1956 data for units removed from the inventory since 1956 and for "same" units. The components for which the data are shown in table 3 are: units lost through demolition, units lost through other means, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1956 figures reflect the number of units that existed prior to the conversion or merger.

The 1956 data in table 3 are based on units in the sample for the December 1959 survey. The 1956 information was transcribed from the 1956 survey record for the unit in the 1959 sample and tabulated by the component of change. Because it was not possible to identify some of the units in the 1956

records, data on characteristics in table 3 are restricted to units for which information from the 1956 records was available. For this reason, and because the data in table 3 are based on the sample used in the 1959 survey and the 1956 data in table 1 are the results of the sample used in the 1956 National Housing Inventory, the sum of the figures in the five columns in table 3 may differ from the corresponding 1956 figure in table 1. For example, the number of units with "7 rooms or more" obtained by adding the entries for the five components in table 3 may differ from the 1956 figure for number of units with "7 rooms or more" in table 1.

For "same" units, the distribution in table 3 represents the characteristics in 1956, and the distribution in table 2 represents the characteristics in 1959.

Tables 4, 5, 6, and 7 are cross-tabulations of 1959 and 1956 characteristics for units classified as "same" in 1956 and 1959. The data in these tables are restricted to "same" units for which the 1956 records were available. The 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure, color, and vacancy status in table 4, condition and plumbing facilities in table 5, value in table 6, and gross rent in table 7.

The upper portions of tables 4 to 7 present data for "Same units, 1956 and 1959. This group comprises all units that were reported as "same" for the 1957-1959 period -- the identical group for which the 1956 characteristics are shown in table 3. Included are "same" units, 1957 to 1959, which were reported in the 1956 National Housing Inventory as "same," 1950 to 1956, as well as "same" units, 1957 to 1959, which were reported as new construction, other added, conversion, or merger for the 1950-1956 period. The lower portions of tables 4 to 7 present 1956 and 1959 characteristics for "Same units, 1950, 1956, and 1959." This group comprises only those units which were reported as "same" for both the 1957-1959 and 1950-1956 periods. Thus, units built during 1950 to 1956 which were reported as "same" for the period 1957 to 1959 are included in the figures in the upper portions of the tables but excluded from the data shown in the lower sections. On the other hand, units classified as "same" for the 1950-1956 period which remained "same" 1957 to 1959 are presented separately in the lower portions. These units are also tabulated with all other "same" units for the 1957-1959 period in the upper portions of tables 4 to 7.

Tables 8, 9, and 10 are cross-tabulations of 1959 characteristics for "new construction" units. In table 8, number of rooms is tabulated by condition and plumbing facilities, bathrooms, persons, and household composition. In table 9, value of owner-occupied units is tabulated by rooms, persons, and household composition. Gross rent of renter-occupied units is tabulated by the same three items in table 10.

Cross-tabulations of data (tables 4 to 10) are not shown when the base comprises fewer than 25 sample cases. With respect to simple distributions (tables 1 to 3), the data are presented when the base is less than 25 sample cases so that consolidations may be made; the medians, however, are not shown for such distributions.

Percentages are not shown in a percent column if they are less than 0.1 percent. Leaders (...) in a data column indicate that either there are no cases in the category or the data are suppressed for the reasons described above. Leaders are also used where data are inapplicable or not available.

A plus (+) or a mimus (.) sign after a median indicates that the median is above or below that number. For example, a median of "\$5,000-" for value of property indicates that the median fell in the interval "less than \$5,000" and was not computed from the data as tabulated.

## MAP

Included in this report is a map showing the boundaries of the area, which are the same boundaries as those defined for the 1956 National Housing Inventory. Differences between these boundaries and the 1959 boundaries defined for Parts 1A and 1B of Volume IV are indicated by the note on page 18; the note also describes the boundaries of the metropolitan area for the April 1960 Census. In the individual reports for the nine metropolitan areas, the 1956 boundaries are the same as those designated for the 1950 Census, except for the Atlanta SMSA which includes Clayton County added to the area for 1956.

### RELATION TO APRIL 1960 CENSUS OF HOUSING

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. Although the concepts of components of change are unique to this portion of the census program, the definitions for many of the characteristics that were enumerated in 1959 are the same as those used in the April enumeration of the 1960 Census (see "Definitions and explanations"). Differences between the December 1959 survey and the April 1960 Census include: The use of the "dwelling unit" concept in 1959 in contrast with the "housing unit" concept in 1960; the use of a sample of land area segments in 1959 in contrast to the 100-percent coverage for some items and a systematic sample of housing units for others in 1960; and the extensive use of self-emumeration in 1960 in contrast to direct interview and use of the 1956 survey (and 1950 Census) records in the 1959 survey. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960. As indicated earlier, the December 1959 survey provides data on characteristics of the components of change, whereas the April 1960 Census provides detailed data on characteristics of the total inventory. (See 1960 Census of Housing, Volume I, States and Small Areas, for more complete discussion of the April 1960 Census.)

Although information for the April 1960 Census was collected as of April 1960, information for the Components of Inventory Change survey was collected as of the date of enumeration. For the latter, the bulk of the enumeration was completed by December 1959, and the statistics may be regarded as referring to that date.

### RELATION TO 1956 NATIONAL HOUSING INVENTORY

Data on components of change were collected for the first time in the National Housing Inventory survey in 1956. The 1959 program used essentially the same concepts and both programs used the "dwelling unit" as the reporting unit. The 1956 program provided separate statistics for conterminous United States (that is, United States exclusive of Alaska and Hawaii), by regions, and for each of nine metropolitan areas—Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle. Although, in some cases, the 1956 titles of the metropolitan areas differ from the titles presented in this report, the boundaries of the areas are the same.

Among the subjects covered in the 1956 survey which are also presented in this report are: Temure, color, and vacancy status; persons, and sex and age of head (household composition); rooms, units in structure, and year structure built; condition and plumbing facilities; and value, gross rent, and contract rent. The concepts are essentially the same as those used in the 1959 survey (see 1956 National Housing Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory). Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

The 1959 and 1956 characteristics of the total inventory (table 1) may be compared, taking into account relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made

Introduction

with care. Addition of the 1950-1956 results and the 1957-1959 results for a component does not necessarily produce componentof-change data for the period 1950 to 1959. A unit can change from one component in 1956 to another component by 1959; for example, a unit can shift from "same" in 1956 to "conversion" by 1959. A unit lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959; for example, a 1950 unit which was changed to nonresidential use in 1954 and demolished in 1958 was recorded as "changed to nonresidential use" for 1950 to 1956 and "demolished" for 1950 to 1959 (the unit is not accounted for in the 1957-1959 period because it did not exist as a dwelling unit for that period). In other cases, a 1950 unit can be lost from the inventory by 1956 and restored to its 1950 dwelling-unit use by 1959. Differences in procedures for collecting, editing, and tabulating the data also affect the relation between the 1950-1956 results and the 1957-1959 results.

## COMPARABILITY WITH 1950 CENSUS OF HOUSING

Essentially the same definitions, including the 'dwelling unit' concept, were used in the December 1959 survey as were used in the 1950 Census of Housing. Similarly, the definitions used in the 1956 National Housing Inventory were essentially the same as those used in the 1950 Census.

#### COMPARABILITY WITH DATA FROM OTHER SOURCES

Statistics on "year structure built" and counts of "new construction" units differ in several respects from statistics on residential construction published from other sources. Statistics on building permits and housing starts for some areas were compiled by the Bureau of Labor Statistics, Department of Labor, until July 1959 and by the Bureau of the Census since that time. These statistics do not measure the same type of universe as measured by the December 1959 Components of Inventory Change survey. In particular, there are differences in coverage, concepts, definitions, and survey techniques, as well as differences in timing of starts in relation to completions.

### 1960 PUBLICATION PROGRAM

Final housing reports.—Results of the 1960 Census of Housing are published in Volumes I to VII and in a joint housing and population series consisting of reports for census tracts. A series of special reports for local housing authorities constitutes the remainder of the final reports. Volumes I to IV and the census tract reports are issued as series of individual reports, with Volumes I and II issued also as bound volumes. Volumes V to VII are issued only as bound volumes.

The source of Volumes I, II, III, VI, and VII and the housing data in the census tract reports is the April enumeration

of the 1960 Census of Housing. The special reports for local housing authorities are based on results of the April emumeration and, for most areas, on data collected at a later date for nonsample households.

Data for Volumes IV and V are based largely on the enumeration of units in a sample of land area segments, started in late 1959 and completed in 1960. Separate data are published for the United States and 17 selected metropolitan areas (15 standard metropolitan statistical areas and 2 standard consolidated areas). The areas for which separate data are provided in Part 1 of Volume IV and in Part 1 of Volume V consist of the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas and the following standard metropolitan statistical areas: Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, Seattle, Baltimore, Buffalo, Cleveland, Minneapolis-St. Paul, Pittsburgh, St. Louis, San Francisco-Oakland, and Washington, D.C.-Md.-Va. The first nine areas named (the two consolidated areas and seven standard metropolitan statistical areas) are the areas for which separate data are provided in Part 2 of Volume IV.

The titles and contents of the reports are described on page IV. For the most part, the reports are comparable with those published from the 1950 Census of Housing. The 1960 Volumes I, II, and VI, are similar to 1950 Volumes I, II, and III, respectively. Volume III of 1960 corresponds to the series of reports on block statistics which constituted 1950 Volume V. Volume IV of 1960 has no 1950 counterpart but corresponds to Volumes I and III of the 1956 National Housing Inventory. Volume V of 1960 corresponds to Volume IV of 1950 and, in part, to Volume II of the 1956 National Housing Inventory. In 1950, census tract reports were published as Volume III of the 1950 Census of Population. Special reports for local housing authorities were published for 219 areas in 1950 Census of Housing, Series HC-6, Special Tabulations for Local Housing Authorities. The type of data presented in 1960 Volume VII has not been published in previous census reports.

Preliminary and advance reports. --Statistics for many of the subjects covered in the census were released in several series of preliminary and advance reports. The figures in the preliminary and advance reports are superseded by the data in the final reports.

### AVAILABILITY OF UNPUBLISHED DATA

During the processing of the data for publication of Volume IV, more data were tabulated than it was possible to print in the final reports. A limited amount of unpublished data is available and photocopies can be provided at cost. Also, certain special tabulations can be prepared on a reimbursable basis. Requests for photocopies or for additional information should be addressed to Chief, Housing Division, Bureau of the Census, Washington 25, D.C.

## DEFINITIONS AND EXPLANATIONS

The concepts of components of change, that pertain uniquely to components of inventory change programs, are essentially unchanged from those used in the first such survey conducted in 1956. Comparison with the 1956 survey can be made only for selected characteristics (see "Relation to 1956 National Housing Inventory").

In the definitions and explanations of the characteristics of the housing inventory, which are given below, comparison is made with the definitions used in the April enumeration of the 1960 Census and in the 1956 survey. References to the April 1960 Census pertain to data in 1960 Census of Housing, Volume I, States and Small Areas, except as otherwise noted. References to the 1956 survey pertain to data in 1956 National Housing

Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory. For purposes of measuring unit-by-unit change since 1956, the 1956 (and 1950) concept of "dwelling unit" was retained. Definitions of characteristics, for the most part, are comparable with those used in the April 1960 Census, as well as in the 1956 survey. In the April 1960 Census reports, data are available for the total housing inventory, but not for components of change.

Comparability is affected by differences in procedure as well as differences in definition and description of categories. Information for this report was obtained by direct interview except for a few items which were reported by the enumerator on the basis of his observation, and by a combination of direct

interview and comparison with the 1956 survey (and 1950 Census) records for purposes of determining the component of change. In the 1956 survey, information was obtained by direct interview and observation, and in the April 1960 Census by a combination of self-enumeration, direct interview, and observation by the enumerator. Also, for some metropolitan areas, there are differences in boundaries between 1956 and 1960.

The definitions which follow conform to those provided to the enumerator and reflect the intended meaning of the question asked. As in all surveys, there were some failures to execute the instructions exactly, and some erroneous interpretations have undoubtedly gone undetected.

#### AREA CLASSIFICATIONS

In the reports for the nine selected metropolitan areas (seven standard metropolitan statistical areas and two standard consolidated areas), the boundaries are indicated on the map which is included in the respective report. Although the metropolitan areas are given their 1960 Census titles, the boundaries of the areas are the same as those defined for the 1956 National Housing Inventory. In 1956 (and in the 1950 Census), the areas were called standard metropolitan areas (SMA's).

The 1956 boundaries of the nine metropolitan areas are the same as the boundaries designated for the 1950 Census except for the Atlanta SMSA (Clayton County was added to the area for 1956). In some cases, the 1956 boundaries differ from the boundaries defined for Parts 1A and 1B of Volume IV and from those defined for the April 1960 Census (see note on page 18).

Standard metropolitan statistical area (SMSA)...To permit all Federal statistical agencies to utilize the same areas for the publication of general-purpose statistics, the Bureau of the Budget has established "standard metropolitan statistical areas" (SMSA's). Each such area is defined by the Bureau of the Budget with the advice of the Federal Committee on Standard Metropolitan Statistical Areas, a committee composed of representatives of the major statistical agencies of the Federal Government.

Except in New England, an SMSA is a county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more. In addition to the county, or counties, containing such a city or cities, contiguous counties are included in an SMSA if, according to certain criteria, they are essentially metropolitan in character and are socially and economically integrated with the central city. In New England, SMSA's consist of towns and cities, rather than counties.

Standard consolidated area (SCA).--In view of the special importance of the metropolitan complexes around New York and Chicago, the Nation's largest cities, several contiguous SMSA's (as designated for 1960) and additional counties that do not appear to meet the formal integration criteria but do have strong interrelationships of other kinds have been combined into the New York-Northeastern New Jersey and Chicago-Northwestern Indiana Standard Consolidated Areas, respectively. The former is identical with the New York-Northeastern New Jersey SMA of 1956 (and 1950), and as defined for these reports the latter is identical with the Chicago SMA of 1956 (and 1950).

For a more detailed discussion of the definitions of the metropolitan areas, see 1960 Census of Housing, Volume I, States and Small Areas, and 1950 Census of Housing, Volume I, General Characteristics.

<u>Urban-rural</u> and <u>farm-nonfarm</u> residence.--Although this report contains no separate statistics for urban and rural housing or for farm and nonfarm housing, these concepts are

applied when determining which units are included in the data on financial characteristics. For other characteristics, all units are included-urban and rural and farm and nonfarm.

For the 1956 and 1959 survey, urban areas were those designated urban for the 1950 Census. No adjustment was made for the fact that some areas which were rural in 1950 would have been urban in 1956 or 1959, and vice versa.

In 1950, urban housing comprised all dwelling units in (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, or villages, (b) incorporated towns of 2,500 inhabitants or more except in New England, New York, and Wisconsin, where "towns" are simply minor civil divisions of counties, (c) the densely settled urban fringe around cities of 50,000 inhabitants or more, including both incorporated and unincorporated areas, and (d) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining dwelling units were classified as rural.

In rural territory, farm residence is determined on the basis of number of acres in the place and total sales of farm products in 1959. An occupied dwelling unit is classified as a farm dwelling unit if it is located on a place of 10 or more acres from which sales of farm products amounted to \$50 or more in 1959, or on a place of less than 10 acres from which sales of farm products amounted to \$250 or more in 1959. Occupied units for which cash rent is paid are classified as nonfarm housing if the rent does not include any land used for farming (or ranching). The same definition of farm residence was used in the April 1960 Census.

In 1956, farm residence in rural territory was determined by the respondent's answer to the question, "Is this dwelling unit on a farm?" In addition, the instructions to the enumerators specified that a house was to be classified as nonfarm if the occupants paid cash rent for the house and yard only.

### LIVING QUARTERS

Living quarters in the Components of Inventory Change program in December 1959 were enumerated as dwelling units or quasi-unit quarters. Usually a dwelling unit is a house, apartment, or flat. However, it may be a trailer or a single room in a residential hotel. A structure intended primarily for business or other nonresidential use may also contain a dwelling unit; for example, the rooms in a warehouse where the watchman lives. Quasi-unit quarters (or quasi-units) are found in such places as institutions, dormitories, barracks, and rooming houses.

<u>Dwelling unit</u>...In general, a dwelling unit is a group of rooms or a single room occupied or intended for occupancy as <u>separate living quarters</u> by a family or other group of persons living together or by a person living alone.

A dwelling unit is defined as (1) a group of rooms occupied or intended for occupancy as separate living quarters and having either separate cooking equipment or separate entrance; or (2) a single room occupied or intended for occupancy as separate quarters if (a) it has separate cooking equipment, (b) it is located in a regular apartment house, or (c) it constitutes the only living quarters in the structure.

Mobile trailers and tents, boats, and railroad cars are included in the inventory if they are occupied as dwelling units. They are excluded if they are vacant, used only for extra sleeping space or vacations, or used only for business. Trailers on a permanent foundation, whether occupied or vacant, are included in the inventory if they are occupied or intended for occupancy as separate living quarters (see "Trailer").

Both vacant and occupied dwelling units are included in the housing inventory. Vacant quarters are not included, however, if they are still under construction, being used for nonresidential purposes, unfit for human habitation, condemned, or scheduled for demolition (see "Vacant dwelling unit").

<sup>&</sup>lt;sup>1</sup> In 1958, the definition was supplemented to include a county or group of contiguous counties which contains "twin cities" with a combined population of at least 50,000.

Determination of dwelling unit. -- The decision as to what constitutes a dwelling unit was made on the basis of the living arrangements of the occupants, and not on relationship. The enumerator was instructed to ask whether more than one family lived in the house (or apartment) and, if so, whether they lived and ate with the family or had separate quarters. If only one family lived in the house (or apartment) or if the additional persons lived and ate with the family, the enumerator regarded the house (or apartment) as one dwelling unit and no further probing was necessary. On the other hand, if the additional persons had separate quarters, the enumerator was to determine whether their quarters were separate dwelling units on the basis of either separate cooking equipment or two or more rooms and separate entrance. Quarters that did not meet either criterion were not considered sufficiently separate to qualify as dwelling units; such quarters were combined into one dwelling unit (unless the combined quarters contained five or more lodgers, in which case they were considered quasi-unit quarters).

The enumerator was also instructed to ask whether there were other persons or families living in the building or elsewhere on the property and whether there were any vacant apartments on the property. Vacant quarters, to be considered dwelling units, also had to meet the criterion of separate cooking equipment or two or more rooms with separate entrance.

Separate cooking equipment is defined as (1) a regular range or stove, whether or not it is used, or (2) other equipment such as a hotplate or electrical appliance if (a) it is used regularly for the preparation of meals, or (b) most of the quarters in the structure have a regular stove, hotplate, or similar equipment. Equipment is for exclusive use if it is used only by the occupants of one unit, including lodgers or other unrelated persons living in the dwelling unit. Vacant units with no cooking equipment at the time of enumeration are considered to have cooking equipment if the last occupants had such equipment.

A dwelling unit has a separate entrance if the occupants can reach their quarters directly through an outside door or if they can reach their quarters through a common hall and need not pass through a room which is part of another unit.

Regular apartment house...In a regular apartment house, each apartment is one dwelling unit if it is occupied or intended for occupancy by a single family or by a person living alone. Usually, such apartments have separate cooking equipment or consist of two or more rooms and a separate entrance; however, they may consist of only one room and lack separate cooking equipment.

Rooming house, boarding house.—If the quarters of any of the occupants in a rooming or boarding house have separate cooking equipment or consist of two or more rooms and separate entrance, such quarters are considered separate dwelling units. The remaining quarters are combined with the landlord's quarters or with each other if the landlord does not live in the structure. If the combined quarters contain four or fewer lodgers, they are classified as one dwelling unit; if the combined quarters contain five or more lodgers, they are classified as a quasi-unit. In a dormitory, sorority house, fraternity house, residence hall, monastery, convent, nurses' home, mission, and flophouse, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants (see "Quasi-unit").

The distinction between rooming houses and regular apartment houses, and between rooming houses and hotels, was made by the enumerator presumably on the basis of local usage.

Hotel, motel...In a hotel or motel where the majority of the accommodations are "permanent," each of the quarters is a dwelling unit if it has separate cooking equipment or consists of two or more rooms rented as a suite. All the remaining living quarters are combined and classified as a quasi-unit.

In a "transient" hotel or motel, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants. A hotel or motel is considered "permanent" if more than half the rooms, suites, or other living accommodations are occupied or reserved for occupancy by guests who seek lodging for a period of time (usually a month or more) and who are as a rule granted reductions from the daily or weekly rates (see "Quasi-unit").

Institution, general hospital. -- Family quarters of staff personnel are separate dwelling units if they are located in a building containing only family quarters for staff personnel. All other living quarters are considered a quasi-unit (see "Quasi-unit").

Comparability with 1956 survey and 1950 Census.--The definition of "dwelling unit" used in the December 1959 survey is the same as that used in the 1956 survey and the 1950 Census.

Comparability with April 1960 Census. -- In the April emumeration of the 1960 Census of Housing, the unit of enumeration was the housing unit. Although the definition of \*housing unit" in 1960 is essentially similar to that of "dwelling unit' in the December 1959 survey, the housing unit definition was designed to encompass all private living quarters, whereas the dwelling unit definition did not cover all private living accommodations. (The "dwelling unit" concept was retained for the December 1959 survey to permit unit-by-unit comparison with 1956.) In the April 1960 Census, a house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters, that is, when the occupants do not live and eat with any other persons in the structure and there is either (1) direct access from the outside or through a common hall, or (2) a kitchen or cooking equipment for the exclusive use of the occupants of the quarters.

The main difference between dwelling units and housing units is in the treatment of one-room quarters. In the April 1960 Census, separate living quarters consisting of one room without separate cooking equipment qualify as a housing unit if the room has direct access whether in an apartment house, rooming house, or house converted to apartment use. In hotels in 1960, a single room qualifies as a housing unit if occupied by a usual resident (i.e., a person who considers the hotel his usual place of residence or a person who has no usual place of residence elsewhere); a vacant room (including quarters temporarily occupied by a nonresident) qualifies as a housing unit only if 75 percent or more of the accommodations in the hetel are occupied by usual residents. In the December 1959 survey, separate living quarters consisting of one room without cooking equipment qualify as a dwelling unit only when located in a regular apartment house or when the room constitutes the only living quarters in the structure. In hotels in 1959, occupied and vacant quarters consisting of one room are classified as dwelling units only if they have separate cooking equipment and if they are in a permanent hotel.

The evidence thus far suggests that the use of the dwelling unit concept in the December 1959 survey instead of the housing unit concept as in the April 1960 Census has relatively little effect on the counts for large areas and for the Nation. Any effect which the change in concept may have on comparability can be expected to be greatest in statistics for certain census tracts and blocks, shown in other reports. Living quarters classified as housing units but which would not be classified as dwelling units tend to be clustered in tracts and blocks where many persons live separately in single rooms in hotels, rooming houses, and other light housekeeping quarters.

As indicated above, the housing unit concept is more inclusive than the dwelling unit concept. The single effect of the conceptual difference, however, may not be revealed by the results of two separate surveys or censuses. For the December 1959 survey and the April 1960 Census, other factors which affect comparability include the different enumeration procedures

employed, the degree of overenumeration and underenumeration in both the survey and the census, the sampling variability of the 1959 estimate, and the ratio estimation procedure used for the 1959 results. The results of the two enumerations are being evaluated in more detail. (See also section on "Relation to April 1960 Census of Housing.")

Quasi-unit. --Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were similarly classified in 1956. They are located most frequently in institutions, hospitals, murses' homes, rooming and boarding houses, transient accommodations, military and other types of barracks, college dormitories, fraternity and sorority houses, convents, and monasteries. Quasi-units are also located in a house or apartment in which the living quarters contain five or more lodgers. The concept of quasi-units is similar to the concept of group quarters in the April 1960 Census. Quarters classified as quasi-units are not included in the housing inventory.

#### COMPONENTS OF CHANGE

The housing inventory has been divided into components to reflect the several kinds of changes that occur. The term "components of change" refers to these individual parts, which are designed to explain (a) the source of the 1959 housing inventory, and (b) the disposition of the 1956 housing inventory.

In terms of the 1959 inventory, the components of change consist of:

Units added through new construction Units added through other sources Units changed by conversion Units changed by merger Same units

In terms of the 1956 inventory, the components of change consist of:

Units lost through demolition Units lost through other means Units changed by conversion Units changed by merger Same units

The above classifications were obtained largely by comparing each dwelling unit in the sample directly with the 1956 survey returns. Through the procedures used in this survey, it was possible to classify the component of change on the basis of the situation existing in 1959 and the situation reported in the 1956 survey records (see "Collection and processing of data"). In instances where the 1956 records were missing or the identification was incomplete, the enumerator determined the classification through inquiry of the present occupants or informed neighbors.

Same units.--Living quarters enumerated as one dwelling unit in 1959 are classified as "same" if the quarters existed as one and only one dwelling unit in 1956. Thus, "same" units are common to both the 1956 and 1959 inventories. Units which changed after 1956 but by 1959 had changed back to the 1956 status are also considered "same" units. For example, a 1956 dwelling unit converted into several units and later merged to one unit, or a dwelling unit changed to nonresidential use and later restored to its 1956 residential use are "same" units.

Changes in the characteristics of a dwelling unit since 1956 do not affect its classification as "same" if it was one dwelling unit in 1956 and in 1959. Examples of such changes in characteristics are: Finishing a bedroom in the attic, installing an extra bathroom, and enlarging the kitchen.

Units changed by conversion. -- Conversion refers to the creation of two or more dwelling units from fewer units through structural alteration or change in use. Structural alteration includes such changes as adding a kitchen or installing partitions to form another dwelling unit. Change in use may result

from a simple rearrangement in the space without structural alteration, such as locking a door which closes off one or more rooms to form a separate dwelling unit.

The term "changed by conversion" is applicable to both the 1956 and 1959 inventories. For example, one dwelling unit in the 1956 inventory which subsequently was converted to three dwelling units was counted as one unit changed by conversion for purposes of the 1956 statistics and as three units changed by conversion for purposes of the 1959 statistics. Thus, subtraction of the 1956 figure from the 1959 figure yields the net number of dwelling units added as a result of conversion. The number of conversions does not include units that had been converted at some point between 1956 and 1959 but had reverted to the 1956 status before the 1959 enumeration.

Units changed by merger.—Merger refers to the combining of two or more dwelling units into fewer units through structural alteration or change in use. Structural alteration includes such changes as the removal of partitions or the dismantling of kitchen equipment. Change in use may result from a simple rearrangement of space without structural alteration, such as unlocking a door which formerly separated two dwelling units. A change in use also occurs, for example, when a family occupies both floors of a house which formerly contained a dwelling unit on each floor.

The term "changed by merger" is applicable to both the 1956 and 1959 inventories. For example, two dwelling units in the 1956 inventory which subsequently were merged into one dwelling unit were counted as two units changed by merger for purposes of the 1956 statistics, and as one unit changed by merger for purposes of the 1959 statistics. Thus, subtraction of the 1959 figure from the 1956 figure yields the net number of dwelling units lost as a result of merger. As with conversions, units that had merged after 1956 and had been converted to their 1956 status before December 1959 are not included in the figures on mergers.

Units added through new construction. Any dwelling unit built between December 1956 and December 1959 is classified as a unit added by "new construction." Dwelling units built in that period but removed from the housing inventory before December 1959 are not reflected in the figures in this report. Dwelling units built during the period but subsequently changed by conversion or merger are classified as new construction in terms of the number existing in December 1959. Vacant units under construction at the time of enumeration were enumerated only if construction had proceeded to the point that all the exterior windows and doors were installed and final usable floors were in place.

Typically, in about half the cases, units were classified as "new construction" if the reported date of construction was later than December 1956 and if the address of the unit did not appear in the 1956 records. For the remaining cases, "new construction" estimates were based on a procedure utilizing the 1956 survey and 1950 Census records. See "Collection of data" and "Sample design."

Comparable statistics on the number of units built since 1956 according to the data on year built from the April 1960 Census of Housing are not available.

Units added through other sources.—Any dwelling unit added to the inventory between December 1956 and December 1959 which is not specifically covered under the heading of new construction or conversion is classified as a unit added through other sources. This component includes the following types of additions:

- 1. Units created from living quarters classified as quasi-units in 1956; for example, a one-room dwelling unit created from a sleeping room in a rooming house through the installation of cooking equipment.
- 2. Units created from nonresidential space such as a store, garage, or barn.

3. Units moved to site during the period December 1956 to December 1959. Such units, if moved within the same area, do not necessarily result in a net addition to the total inventory since they presumably represent units lost in the place from which they were moved. A mobile trailer, whether on a different site or the same site as in 1956, is a net addition if occupied as a dwelling unit in 1959 but not in 1956.

The additions from other sources do not include units which were added to the inventory after December 1956 and lost or withdrawn from the inventory before December 1959.

Units lost through demolition. -- A dwelling unit which existed in December 1956 and which was demolished on the initiative of a public agency or as a result of action on the part of the owner is classified as a unit lost through demolition.

Units lost through other means. -- Any dwelling unit which \*existed in December 1956 and which was lost to the housing inventory through means other than demolition or merger is classified as a unit lost through other means. This component includes the following types of losses:

- 1. Units lost by change to quasi-units; for example, a one-room dwelling unit changed to a sleeping room by the removal of cooking equipment, or a dwelling unit changed to a quasi-unit because five lodgers were added to the household.
- Vacant units lost from the inventory because they are unfit for human habitation (see "Vacant dwelling unit").
- 3. Vacant units lost from the inventory because they are scheduled for demolition or because they are condemned for reasons of health or safety so that further occupancy is prohibited.
  - 4. Units lost by change to nonresidential use.
- 5. Units moved from site since December 1956. Such units, if moved within the same area, do not necessarily resulting net loss from the total inventory since they presumably represent units added in the place to which they were moved. A mobile trailer, whether on a different site or the same site as in 1956, resulted in a net loss if occupied as a dwelling unit in 1956 but not in 1959.
- 6. Units destroyed by fire, flood, or other cause. Because of the difficulty of ascertaining the actual cause of the disappearance of a unit, due to the time period involved and the difficulty of locating a reliable respondent, it is possible that some units recorded as destroyed by fire, flood, or other cause had actually been demolished, and vice versa.

Units lost through other means do not include units which were lost during the period but restored as dwelling units by December 1959. For example, losses do not include 1956 dwelling units that were changed to nonresidential use and back to dwelling units by December 1959, or 1956 dwelling units that became vacant and unfit for human habitation and then rehabilitated by December 1959.

## OCCUPANCY CHARACTERISTICS

Occupied dwelling unit. -- A dwelling unit is "occupied" if it is the usual place of residence of the person or group of persons living in it at the time of enumeration. Included are units occupied by persons who are only temporarily absent, such as persons on vacation. Units occupied by persons with no usual place of residence are also considered "occupied." For example, a unit occupied by migratory workers who have no usual residence elsewhere is considered occupied; however, if the migrants have a residence elsewhere, the unit in which they are temporarily living is classified as vacant.

This same definition for classifying a unit as occupied was used in the April 1960 Census and in the 1956 survey.

Vacant dwelling unit. -- A dwelling unit is "vacant" if no persons are living in it at the time of enumeration. However, if its occupants are only temporarily absent, the unit is

considered occupied. Units temporarily occupied entirely by persons having a usual place of residence elsewhere are classified as vacant (the unit at their usual residence is considered occupied). A vacant unit may be furnished or unfurnished; it may be offered for rent or sale; it may have been rented or sold but the new occupants have not moved in; or it may be held off the market for the owner's occasional or future use, for speculation, or for other reasons.

Newly constructed vacant units are included in the inventory if construction has reached the point that all the exterior windows and doors are installed and the final usable floors are in place. If construction had not reached this point, the unit was not enumerated.

Dilapidated vacant units were enumerated as dwelling units provided they were still usable as living quarters. Vacant quarters were not enumerated if they were unfit for human habitation. Vacant quarters are defined as unfit for human habitation if, through deterioration or vandalism, most of the doors and windows are missing and the floors are unsafe. If doors and windows are boarded up or stored to keep them from being destroyed, they are not to be considered missing. In terms of the 1956 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1956 inventory. Conversely, vacant quarters which were unfit for human habitation in 1956 but which were made usable as living quarters by 1959 are reported as units added to the inventory.

Vacant quarters are excluded from the housing inventory if there is positive evidence (a sign, notice, or mark on the house or in the block) that the unit is to be demolished. Vacant quarters condemned for reasons of health or safety so that further occupancy is prohibited are likewise excluded from the inventory. Also excluded are vacant mobile trailers and quarters used for commercial or business purposes or used for the storage of hay, machinery, business supplies and the like, unless the use is only temporary, in which case they were enumerated as dwelling units. Quarters of these types, which were dwelling units in 1956, are reported as losses from the 1956 inventory; they are reported as units added to the inventory when the reverse was true.

With few exceptions, these same general instructions were used in the April 1960 Census and in the 1956 survey. In 1959 and 1960, however, the instructions for enumerating certain vacant units were more specific than in 1956, particularly the instructions regarding units to be demolished, units unfit for human habitation, and units being used for nonresidential purposes.

Vacancy status .- Available vacant units are units which are for year-round occupancy, are not dilapidated, and are offered for rent or for sale. Units available for sale only are the available vacant units which are offered for sale only; they exclude units offered "for sale or rent." Units available for rent are the available vacant units which are offered for rent and those offered for rent or sale at the same time. Other vacant units comprise the remaining vacant dwelling units. They comprise dilapidated units, seasonal units, units rented or sold and awaiting occupancy, units held for occasional use, units temporarily occupied entirely by persons having a usual residence elsewhere, and units held off the market for other reasons. Year-round dwelling units are units which are usually occupied or intended for occupancy at any time of the year. Seasonal units are intended for occupancy during only a season of the vear.

The same definition of vacancy status was used in the April 1960 Census (except that "not dilapidated" units were classified as "sound" or "deteriorating" in 1960). Comparability may be affected in some areas, however, because of the use of two categories for condition in 1959 compared with three in 1960, and the use of the dwelling unit concept in 1969 compared with the housing unit concept in 1960.

The definitions used in the 1956 survey also were the same as those used in the 1959 survey.

Color.--The occupants of dwelling units are classified according to the color of the head of the household into two groups, white and nonwhite. The color group designated "nonwhite" consists of such races or ethnic groups as Negro, American Indian, Japanese, Chinese, Filipino, Korean, Asian Indian, and Malayan. Persons of Mexican birth or ancestry who are not definitely of Indian or other nonwhite race are classified as white. Persons of mixed racial parentage are classified as nonwhite. The same classification was used in the April 1960 Census and in the 1956 survey.

The concept of race, as it has been used by the Bureau of the Census, is derived from that which is commonly accepted by the general public. In the December 1959 survey and in the 1956 survey, the classification was obtained in most cases by the enumerator's observation, whereas in the April 1960 Census, it was possible for members of the household to classify themselves. The use of self-enumeration in April 1960 may have affected the accuracy of the data on color compared with other censuses or surveys.

<u>Persons.--All</u> persons enumerated as members of the household were counted in determining the number of persons who occupied the dwelling unit. These persons include not only occupants related to the head but also any lodgers, foster children, wards, and resident employees who shared the living quarters of the household head.

The median number of persons for occupied dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the units having more persons and one-half having fewer persons than the median. In the computation of the median, a continuous distribution was assumed, with the whole number of persons as the midpoint of the class interval. For example, when the median was in the 3-person group, the lower and upper limits were assumed to be 2.5 and 3.5 persons, respectively.

The same concept was applied in the April 1960 Census and in the 1956 survey.

Persons per room. -- The number of persons per room was computed for each occupied dwelling unit by dividing the number of persons by the number of rooms in the unit. The tabulation form contained terminal categories of "10 or more" rooms and "10 or more" persons. For purposes of the computation, each of the terminal categories was given a mean value of 11. Essentially the same procedure was used for the April 1960 Census. The number of persons per room was not computed for the 1956 survey.

Tenure.--A dwelling unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. The owner need not be the head of the household. A cooperative apartment unit is "owner occupied" only if the owner lives in it.

All other occupied units are classified as "renter occupied," including units rented for cash as well as units occupied without payment of cash rent. Units rented for cash are units for which any money rent is paid or contracted for. Such rent is commonly paid by the occupants but may be paid by persons not living in the unit--for example, a welfare agency. Units for which no cash rent is paid include units provided by relatives not living in the unit and occupied without rental payment, units provided in exchange for services rendered, and units occupied by a tenant farmer or sharecropper who does not pay any cash rent. "No cash rent" appears as a category in the rent tabulations.

The same definition of tempre was used in the April 1960 Census and in the 1956 survey.

Owner of unit. -- The owner of the unit refers to some member of the household who lives in the unit and is the owner or co-owner of the dwelling unit. The owner may be the head or his wife, some other relative of the head, or a nonrelative of the head. Units co-owned by two or more household members are tabulated in the category "head or wife" if either the head or

wife is a co-owner. If neither the head nor his wife is a co-owner, but at least one of the co-owners is related to the head (by blood, marriage, or adoption), the unit is tabulated in the category "other relative of head."

The "age of owner" is the age of the household member who owns the unit. If the head and wife own the unit jointly, the unit is tabulated according to the age of the head.

Although information on tenure was obtained in the April 1960 Census and in the 1956 survey, no information was obtained on the identity of the owner of the unit.

#### STRUCTURAL CHARACTERISTICS

Rooms. -- The number of rooms is the count of whole rooms used for living purposes, such as living rooms, dining rooms, bedrooms, kitchens, finished attic or basement rooms, recreation rooms, lodgers' rooms, and rooms used for offices by a person living in the unit. Not considered as rooms are bathrooms; halls, foyers, or vestibules; closets; alcoves; pantries; strip or pullman kitchens; laundry or furnace rooms; unfinished attics, basements, and other space used for storage; porches, unless they are permanently enclosed and suitable for yearround use; and offices used only by persons not living in the unit. A partially divided room, such as a dinette next to a kitchen or living room, is considered a separate room if there is a partition from floor to ceiling. If a room is shared by occupants of more than one unit, it is included with the unit from which it is most easily reached. The same concept was used in the April 1960 Census and in the 1956 survey.

The median number of rooms is the theoretical value which divides the distribution of units into two equal parts--one-half the units having more rooms and one-half having fewer rooms than the median. The median was computed in the same manner as the median number of persons, and in tables 2 and 3 the median was computed on the basis of more detailed intervals than are shown in the table.

Units in structure. In determining the number of units in the structure, the enumerator was instructed to count both occupied and vacant dwelling units, but not business units or quasi-units. A structure is defined as a separate building that either has open space on all four sides, or is separated from other structures by dividing walls that extend from ground to roof. For row houses, double houses, or houses attached to nonresidential structures, each house is a separate structure if the dividing or common wall goes from ground to roof. In apartment developments or in housing developments of the village or garden type, each building with open space on all sides is a separate structure. Statistics are presented in terms of number of dwelling units rather than number of residential structures.

Essentially the same concept was used in the April 1960 Census. Comparability may be affected, however, by the difference in the concept of dwelling unit in 1959 and housing unit in April 1960.

Trailer. -- The 1959 inventory includes trailers which are used as separate living quarters. Mobile trailers are included only if occupied as separate living quarters. A trailer is "mobile" if it rests on wheels or on a temporary foundation, such as blocks or posts. Trailers on a permanent foundation are included if occupied as separate living quarters, or vacant and intended for occupancy as separate living quarters. A trailer is "on a permanent foundation" if it is mounted on a regular foundation of brick, stone, concrete, etc. When trailers are not shown as a separate category in a table, they are included with units in "1 unit" structures.

In 1956, the same types of trailers were included in the housing inventory as in 1959. In the April 1960 Census, however, only trailers which were occupied as separate living quarters were included in the inventory; vacant trailers, whether mobile or on a permanent foundation, were excluded. In

all three enumerations, when one or more rooms are added to a trailer, it is no longer classified as a trailer and is treated the same as a house, apartment, or flat.

Under the subject "Units in structure" in table 1, the category "trailer" for 1959 designates all trailers that were in the housing inventory-the occupied mobile trailers and the occupied and vacant trailers on a permanent foundation. For 1956, the category comprises only occupied mobile trailers; permanent trailers were classified as "house, apartment, or flat" and thus were included in the category "l unit" in structure. In the 1960 results, the category "trailer" designates occupied mobile trailers and occupied trailers on a permanent foundation.

Year structure built. -- "Year built" refers to the date the original construction of the structure was completed, not to any later remodeling, addition, or conversion. For trailers, the model year was assumed to be the year built.

The figures on the number of units built during a given period relate to the number of units in existence at the time of enumeration. The figures reflect the number of units constructed during a given period plus the number created by conversions in structures originally built during that period, minus the number lost in structures built during the period. Losses occur through demolition, fire, flood, disaster; change to nonresidential use; or merger to fewer dwelling units.

Data on year built are more susceptible to errors of response and nonreporting than data on many of the other items. In most cases, the information was given according to memory or estimates of the occupants of the structure or of other persons who had lived in the neighborhood a long time. Data on year built are available from the April 1960 Census and the 1956 survey. While the definitions were the same in the three enumerations, comparability of the data may be affected by relatively large reporting errors. The data from the December 1959 survey, may differ from data derived from other sources because of the special procedures employed in the Components of Inventory Change program. (See discussion of new construction in sections on "Components of change" and "Sample design" in this report and in Part 1A of Volume IV.)

### CONDITION AND PLUMBING FACILITIES

Both the condition of a dwelling unit and the type of plumbing facilities are considered measures of the quality of housing. Categories representing various levels of housing quality have been established by presenting the items in combination.

To measure condition, the enumerator classified each dwelling unit in one of two categories: Not dilapidated or dilapidated. The plumbing facilities that are combined with condition are: Water supply, toilet facilities, and bathing facilities.

Condition.--The enumerator determined the condition of the dwelling unit by observation, on the basis of specified criteria related to the extent or degree of visible defects. The types of defects the enumerator was to look for are associated with weather tightness, extent of disrepair, hazards to the physical safety of the occupants, and inadequate or makeshift construction. These are signs of other structural defects which may be hidden. Defects which would be revealed only by a more careful inspection than is possible during a census, such as the presence of dampness or infestation, inadequate wiring, and rotted beams, are not included in the criteria for determining the condition of a unit.

Dilapidated housing does not provide safe and adequate shelter and in its present condition endangers the health, safety, or well-being of the occupants. Such housing has (a) one or more critical defects; or (b) has a combination of minor defects in sufficient number or extent to require considerable repair or rebuilding; or (c) is of inadequate original

construction. The defects are either so critical or so widespread that the dwelling unit is below the generally accepted minimum standard for housing and should be torn down, extensively repaired, or rebuilt.

A critical defect is serious enough in itself to warrant classifying a unit as dilapidated. Examples of critical defects are: Holes, open cracks, or rotted, loose, or missing material (clapboard siding, shingles, bricks, concrete, tile, plaster, or floorboards) over a considerable area of the foundation, outside walls, roof, chimney, or inside walls, floors, or ceilings; substantial sagging of floors, walls, or roof; and extensive damage by storm, fire, or flood.

To be classified as dilapidated on the basis of minor defects, a dwelling unit must have such defects in sufficient number or extent that it no longer provides safe and adequate shelter. No set number of minor defects is required. Examples of minor defects are: Holes, open cracks, rotted, loose, or missing material in the foundation, walls, roof, floors, or ceilings but not over a considerable area; shaky or unsafe porch, steps, or railings; several broken or missing windowpenes; some rotted or loose window frames or sashes that are no longer rainproof or windproof; broken or loose stair treads, or broken, loose, or missing risers, balusters, or railings of inside or outside stairs; deep wear on deorsills, doorframes, outside or inside steps or floors; and damaged, unsafe, or makeshift chimney such as a stovepipe or other uninsulated pipe leading directly from the stove to the outside through a hole in the roof, wall, or window. Such defects are signs of neglect which lead to serious structural deterioration or damage if not corrected.

Inadequate original construction includes: Shacks, huts, or tents; structures with makeshift walls or roofs, or built of packing boxes, scrap lumber or tin; structures lacking foundations (walls rest directly on the ground); structures with dirt floors; and cellars, sheds, barns, garages, or other places not originally intended for living quarters and inadequately converted to such use. Such units are classified as dilapidated.

The enumerator was instructed to judge each unit on the basis of its own characteristics, regardless of the neighborhood, age of the structure, or the race or color of the occupants. He was cautioned, for example, that although lack of paint is only a slight defect, this and other signs of neglect are warnings to look closely for more serious defects. Also, exterior covering may improve the appearance of a structure but not its condition, and the sturdiness of brick or other masonry walls can be misleading if there are defects in other parts of the structure.

The enumerator was provided with detailed oral and written instructions and with visual aids. A filmstrip of photographs depicted various types of defects and a recorded narrative explained how to determine the classification of condition on the basis of these defects. Nevertheless, it was not possible to achieve uniform results in applying the criteria for determining the condition of a unit. Data on condition for large areas, which are based on the work of a number of enumerators, tend to have a smaller margin of relative error than data for small areas, which depend on the work of only a few enumerators.

The concept, definition, and training materials used in the December 1959 survey were the same as those used in the 1956 survey. In the April 1960 Census, three levels of condition are reported: Sound, deteriorating, and dilapidated. The 1959 "dilapidated" and the 1960 "dilapidated" are considered comparable catégories since the same basic concept of dilapidation was used; and the 1959 category "not dilapidated" is considered comparable with the 1960 categories "sound" and "deteriorating" combined. It is possible, however, that the change in categories introduced an element of difference between the 1959 and 1960 statistics.

Plumbing facilities.--The category "with all plumbing facilities" consists of units which have piped hot and cold

water inside the structure, and flush toilet and bathtub (or shower) inside the structure for the exclusive use of the occupants of the unit.

Units "lacking only hot water" have all the facilities except hot water. Units "lacking other plumbing facilities" may (or may not) have hot water but lack one or more of the other specified facilities. Also included in this category are units having no piped water inside the structure and units whose occupants share toilet or bathing facilities with the occupants of another dwelling unit. The combination of "lacking only hot water" and "lacking other plumbing facilities" is presented as "lacking some or all facilities" in some of the tables.

Facilities are "for exclusive use" if they are used only by the occupants of the one dwelling unit, including lodgers or other unrelated persons living in the dwelling unit. Facilities are considered "inside the structure" if they are located in the same structure as the dwelling unit; they may be located within the dwelling unit itself, or in a hallway, basement, or room used by occupants of several units. A unit has "hot" water whether hot water is available the year round or only part of the time; for example, it may be supplied only at certain times of the day, week, or year.

The same concepts were used in the April 1960 Census and in the 1956 survey. The 1959 category "with all plumbing facilities" is equivalent to the 1956 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1956 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1956 combination of "with running water, lacking private toilet or bath" and "no running water."

Bathroom.--A dwelling unit has a complete bathroom if it has a flush toilet and bathtub (or shower) for the exclusive use of the occupants of the unit and also has piped hot water. The facilities must be located inside the structure but need not be in the same room. Units with two or more complete bathrooms and units with a partial bathroom in addition to a complete bathroom are included in the category "more than 1." Units which lack one or more of the specified facilities are included in the category "shared or none" together with units which share bathroom facilities.

This same concept was used in the April 1960 Census. In 1956, however, no data on the number of bathrooms were provided although data were presented on the number of units with both private flush toilet and bathtub (or shower) and hot running water.

### FINANCIAL CHARACTERISTICS

Value.--Value is the respondent's estimate of how much the property would sell for on the current market. Value data are restricted to owner-occupied units having only one dwelling unit in the property and no business. A business for this purpose is defined as a clearly recognizable commercial establishment such as a restaurant, store, or filling station. Units in multiunit structures and trailers were excluded from the tabulations; and in rural territory units on farms and all units on places of 10 acres or more (whether farm or nonfarm units) were excluded. The values of such units are not provided because of variation in the use and size of the property.

A property generally consists of the house and the land on which it stands. The estimated value of the entire property, including the land, was to be reported, even if the occupant owned the house but not the land, or the property was owned jointly with another owner.

The median value of dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the cases falling below this value and one-half the cases exceeding this value. In the computation of the median, the lower limit of a class interval was assumed to stand at the beginning of the value group and the upper limit at the beginning of the successive value group. Medians were rounded to the nearest

hundred dollars. In some instances, the medians were computed on the basis of more detailed tabulation groups than are shown in the tables.

The definition of value and the restriction on the type of units for which value data are presented are the same as for the April 1960 Census. In 1956 also, these same concepts were used with a minor exception—the 1956 data excluded values for farm units in rural areas but included nonfarm units on places of 10 acres or more.

In table 6, the 1959 value is cross-tabulated by the 1956 value for "same" units. The shift in values between 1956 and 1959 may reflect differences in condition, equipment, or alterations, as well as changes in price level. The comparison is restricted to owner-occupied nonfarm units with only one dwelling unit in the property and no business. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as trailer, renter-occupied, or vacant units, or were classified as owner-occupied units with more than one unit in the property, with business, on a farm, or on a place of 10 or more acres in rural territory. The comparable category in the stub comprises units whose 1956 classification was trailer; renter occupied; vacant; or owner occupied with more than one unit in the property, with business, or on a farm.

Contract rent.--Contract rent is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included. If the rent includes payment for a business unit or additional dwelling units, an estimate of the rent for the dwelling unit being enumerated is reported. Rent paid by lodgers or roomers is disregarded if they are members of the household. The data exclude rents for farm units in rural territory.

The median rent is the theoretical rent which divides the distribution into two equal parts--one-half the cases falling below this rent and one-half the cases exceeding this rent. Renter-occupied units for which "no cash rent" is paid are excluded from the computation of the median. Medians were rounded to the nearest whole dollar.

These same concepts were used in the April 1960 Census, as well as in the 1956 survey.

Gross rent...The computed rent termed "gross rent" is the contract rent plus the average monthly cost of utilities (water, electricity, gas) and fuels such as wood, coal, and oil if these items are paid for by the renter. Thus, gross rent eliminates differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment. If the utility or fuel bill covered a business unit or additional dwelling units, an amount was to be reported for the one dwelling unit being enumerated. Rent data exclude rents for farm units in rural territory.

The median gross rent was computed in the same manner as the median contract rent. In the computation, the lower limit of a class interval was assumed to stand at the beginning of the rent group and the upper limit at the beginning of the successive rent group. In some instances, it was computed on the basis of more tabulation groups than are shown in the tables. Medians were rounded to the nearest whole dollar. Renter-occupied units for which "no cash rent" is paid are shown separately in the tables and are excluded from the computation of the median.

The same concept and restriction on the type of units for which gross rent is presented were used for the April 1960 Census. For the 1956 data in tables 3 and 7, this same procedure was followed. For the 1956 data in table 1, however, an additional adjustment was made to gross rent; if the use of furniture was included in the contract rent, the reported estimated rent of the unit without furniture was used in the computation.

In table 7, the 1959 gross rent is cross-tabulated by the 1956 gross rent for "same" units. The shift in rents may reflect differences in facilities, services, or condition, as well as changes in the level of rents. Changes reflected by

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these data are not comparable with changes in rents obtained by the Bureau of Labor Statistics for its Consumer Price Index. The data compiled by the Bureau of Labor Statistics represent changes in rent for essentially identical units with identical services and facilities. The comparison in table 7 is restricted to renter-occupied nonfarm units. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as owner-occupied, renter-occupied farm, or vacant units. The comparable category in the stub comprises units whose 1956 classification was one of these types.

#### HOUSEHOLD CHARACTERISTICS

Household characteristics are based on information reported for each member of the household. Each person was listed by name, and information was recorded on age and relationship to head. Information for similar items was recorded for each household member in the 1960 Census of Population and in the 1956 survey.

Household.--A household consists of all the persons who occupy a dwelling unit. By definition, therefore, the count of occupied dwelling units would be the same as the count of households.

Head of household. -- The head of the household is the person considered to be the head by the household members. However, if a married woman living with her husband is reported as the head, her husband is classified as the head for the purpose of census tabulations.

Household composition. --Each household in the group "male head, wife present, no nonrelatives" consists of the head, his wife, and other persons, if any, all of whom are related to him. A household was classified in this category if both the husband and wife were reported as members of the household even though one or both were temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes households with male head, wife present, with nonrelatives living with them; male head who is married, but with wife absent because of separation or other reason where husband and wife maintain separate residences for several months or more; and male head who is widowed, divorced, or single. "Female head" comprises all female heads regardless of their marital status. Included are female heads without a spouse and female heads whose husbands are living

away from their families, as for example, husbands in the Armed Forces living on military installations.

Comparable data on household composition are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing. The categories differ, however, in that one-person households in the 1960 report are shown separately and are not included in the categories "other male head" and "female head."

Categories similar to the 1959 categories are available from the 1956 National Housing Inventory, Volume III, Characteristics of the 1956 Inventory,

<u>Presence</u> of nonrelatives,...A nonrelative of the head is any member of the household who is not related to the household head by blood, marriage, or adoption. Lodgers (roomers, partners, wards, and foster children) and resident employees are included in this category.

Similar data are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing, under "Type of household." Comparable data are not available from the 1956 survey reports.

Own children...An "own child" is defined as a son, daughter, stepchild, or adopted child of the head. The category "under 6 years only" relates to households with own children 5 years old and younger and no own children 6 to 17 years inclusive. Similarly, the category "6 to 17 years only" relates to households with own children 6 to 17 years and no own children under 6. Units in the category "both age groups" have at least one own child in each of the two age groups.

Some data on own children are presented in the population reports of the 1960 Census of Population. Similar data are not presented in the 1956 reports.

Persons 65 years and over.--All persons, including the head, who are members of the household and are 65 years old and over are included in the count of persons 65 years and over. The statistics are presented in terms of the number of occupied units having 0, 1, 2, or 3 or more such persons. Though the total number of persons 65 years old and over cannot be derived from the distribution, the number can probably be closely estimated; units with 3 or more persons 65 and over will seldom have more than 3 such persons.

Selected data on characteristics of housing occupied by persons 60 years old and over are available from the April 1960 Census in 1960 Census of Housing, Volume VII, Housing of Senior Citizens. No comparable data are available from the 1956 survey.

## COLLECTION AND PROCESSING OF DATA

The collection and processing of data in the December 1959 Components of Inventory Change survey differed in several important respects from the procedures used in other parts of the 1960 Census program. The December 1959 survey was designed to provide estimates of the components of change for both the 1957 to 1959 and 1950 to 1959 periods. A brief description of the procedures used to produce the 1957 to 1959 data is given below; the procedures used to produce the 1950 to 1959 data are described in Part 1A of Volume IV. A detailed description of the forms and procedures used in the collection of the data is given in a report entitled Survey of Components of Change and Residential Finance of the United States Census of Housing, 1960: Principal Data-Collection Forms and Procedures. Further detail on procedures will appear in a report entitled Eighteenth Decemnial Census: Procedural History.

## COLLECTION OF DATA

Survey design. -- The December 1959 survey was designed to utilize, whenever possible, the sampling materials and information from the 1956 National Housing Inventory (NH). In the

NHI and in the December 1959 survey, data were collected for dwelling units located in a sample of clusters or land area segments representative of the area. The 1959 sample consisted, in large part, of segments that were used also in the 1956 survey. As described in "Sample design," the 1959 survey used additional segments to reflect new construction.

Timing.--December 1959 is the survey date for the Components of Inventory Change survey, and the statistics may be regarded as applying to that date. Some of the enumeration however, began in late October 1959 and some extended into early 1960. Information reported by the enumerator reflected the situation at the time of enumeration.

Survey techniques.—Three basic survey techniques were used to obtain measures of the number of dwelling units by components of change. The estimates of the 1957 to 1959 components for units that were not added to the inventory, that is, units existing in 1956, depend on the first two techniques which were used for segments that were enumerated in the 1956 NH. Estimates of 1957 to 1959 components representing additions to the 1956 inventory are obtained from the first technique plus a

combination of the second and third techniques. The third technique was used for segments not in the NHI and constituted only a small part of the sample.

- 1. This technique was designed to obtain estimates of new construction units and other additions, conversions, mergers, demolitions and other losses, and units which were "same" in 1956 and 1959. In this procedure, the enumerator was supplied with a map of the sample segment and a copy of the 1956 records. The enumerator listed each dwelling unit existing in the segment at the time of enumeration and compared it directly with the 1956 survey returns. On the basis of this comparison and from information supplied by the respondent, the enumerator reported the status of each unit in relation to the situation in 1956. At the same time, the enumerator accounted for all dwelling units that existed in the segment in 1956 according to the NHI records. Thus, the enumerator reported whether the 1956 unit was the same, was involved in a conversion or merger, or whether it was a loss, e.g., had been demolished, had changed to nonresidential use, had moved from site, had changed to quasi-unit quarters, had become vacant and unfit for human habitation, or was otherwise lost from the inventory.
- 2. This technique was designed to measure conversions, mergers, demolitions and other losses and units which were "same" in 1956 and 1959. In this procedure the enumerator was supplied with a copy of the 1956 records for the segment. The enumerator compared the 1956 survey returns for each unit in the segment and reported the situation in 1959. Thus the enumerator reported whether the 1956 unit was the same or was involved in a conversion or merger or whether it was lost from the inventory by demolition or other means. In some instances, the 1956 records were not available or the enumerator could not match the units because of incomplete identification given in 1956. In these cases, information as to whether any change had occurred was obtained by direct inquiry of the present occupants or informed neighbors.
- 3. This technique was designed to measure units newly constructed or added from other sources since 1950 and, in conjunction with information for segments which were enumerated using the second technique, was used to produce estimates of new construction and other additions for 1957 to 1959 (see estimation procedure). The enumerator was supplied with a map of the segment and the 1950 Census returns for the enumeration district containing the segment. The enumerator listed each dwelling unit existing at the time of enumeration and compared it directly with the 1950 Census returns. On the basis of this comparison and information supplied by the respondent, the enumerator reported the status of each unit in relation to 1950.

The above three techniques describe the procedures used to obtain measures of the counts of units by components of change. The enumerator may have been required to apply more than one of the techniques in a given segment. For characteristics of dwelling units (tenure, condition and plumbing facilities, number of rooms, etc.), a subsample of units was selected. The particular method of selection depended on the survey technique used in the individual segment for measuring the counts of the components of change and is described in "Sample design."

Data collection forms.--Several basic forms were used for collecting data in the December 1959 survey and for transcribing data from the 1956 survey records. Most of the forms were of the conventional type, on which the enumerator recorded information by marking a precoded check box or writing in numerical answers or word entries. The form that was used for recording characteristics of units in the subsample was a FOSDIC schedule on which the enumerator recorded information by marking appropriate circles.

Enumeration procedure .-- As described above under "Survey techniques, " the determination of the component of change utilized the information recorded by the NHI enumerator in 1956 or the census enumerator in 1950. For segments which were in the 1956 NHI survey, the 1959 enumerator listed each dwelling unit existing in the segment and reported its status (same, conversion, merger, new construction, or other addition) after referring to the 1956 records. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1956 enumerator in 1956. The enumerator also reported the status of the 1956 unit (same, conversion, merger, demolition, or other loss). For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1956 records showed two dwelling units, one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1956 units had been merged and the one 1959 unit was the result of the merger. Or if the respondent reported that the unit was built in 1958, the enumerator referred to the 1956 records to verify that the unit had not been enumerated in 1956 before reporting it as new construction.

If house numbers or street names had changed since 1956, the enumerator had to identify, from the 1956 records, the specific unit he was enumerating in 1959. If a house had been demolished and a new one constructed on the same site with the same address, the enumerator was to report "new construction," rather than "same," for purposes of the 1959 inventory and "demolished" for purposes of the 1956 inventory.

In some instances, particularly in rural areas, the enumerator could not identify the unit because of incomplete address or other designation in the 1956 records. In such cases, he determined the 1957 to 1959 comparison through inquiry of the present occupants or informed neighbors.

For segments which were not in the 1956 NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1950 Census records. These segments were used in developing the estimates of new construction and other additions (see "Sample design").

Information on the 1959 characteristics of the components of change was obtained by direct interview with the occupants. For vacant units, information was obtained from owners, landlords, neighbors, or other persons presumed to know about the unit.

In a small percentage of cases, interviews for characteristics of the components of change were incomplete because the occupants were not found at home despite repeated calls or were not available for some other reason. A similar situation did not hold for the basic measures of components of change; the required information was obtained in virtually all cases.

Training and field review..-The enumerators were given detailed training and their work was reviewed. In addition to written instructions, many audic-visual aids were used. During the training, the enumerators used a workbook which contained practice exercises and illustrations. In the initial phases of their work, the enumerators were given on-the-spot training by supervisory or technical personnel. This was followed by a series of regularly scheduled field reviews of the enumerator's work by his crew leader or supervisor. The operation was designed to assure at an early stage that the enumerator was performing his duties properly and had corrected any errors he had made. When the quality of an enumerator's work was established as acceptable, the extent of the review was reduced and a minimum review of all questionnaires was retained.

### PROCESSING OF DATA

Mechanical processing. -- Both conventional and electronic tabulating equipment were used in the editing, coding, and tabulating of the data. In addition, a limited amount of editing and coding was performed as a clerical operation.

To process the data, schedules were sent to the central processing office in Jeffersonville, Indiana, where the manual

<sup>&</sup>lt;sup>2</sup> An enumeration district is an area assigned to one enumerator in the decennial census for purposes of canvassing; in most cases an enumeration district contains approximately 250 dwelling units.

editing and coding were accomplished, the FOSDIC schedules were microfilmed and a card was punched for each unit enumerated on the conventional-type schedules. In Washington, D.C., the markings on the microfilm of the FOSDIC schedules were converted to signals on magnetic tape by FOSDIC (Film Optical Sensing Device for Input to Computers). The tape was processed by an electronic computer which did some further editing and coding and tabulated the data. Data on the punchcards were processed partly by conventional and partly by electronic equipment. The April 1960 Census used FOSDIC schedules and electronic equipment.

Editing. -- In a large statistical operation, human and mechanical errors occasionally arise in one form or another, such as failure to obtain or record the required information, recording information in the wrong place, misreading position markings, and mechanical failure of the processing equipment. Inconsistencies and nonresponses were eliminated partly in the manual edit and partly by mechanical equipment. Intensive effort was made to keep errors to a practicable minimum.

For the component-of-change classification, most of the editing was performed manually. The edit included an independent clerical comparison with the 1956 NHI records (and with the 1950 Census records for segments not in the NHI) to verify the assigned classification.

For characteristics of the components of change, the editing and coding, for the most part, were accomplished by mechanical equipment. When information was missing, an entry was assigned based on related information reported for the unit or on information reported for a similar unit. For example, if tenure for an occupied unit was omitted but a rental amount was reported, tenure was automatically edited as "rented." For a few items, including condition of a unit, if the 1959 information was not reported and if the unit was classified as "same," the entry reported in 1956 (or in 1950) was assigned in 1959. For value and rent data in some of the tables, a "not reported" category was retained.

#### ACCURACY OF DATA

As in any sample survey, the results are subject to sampling variability, errors in the field work, and errors that occur in processing and tabulating. Aside from variation due to sampling (see "Sampling variability"), such errors also occur in a complete enumeration.

There are several possible sources of errors. Some enumerators may have missed occasional dwelling units in their segments or they may have misread the segment boundaries from the map. They may not have asked the questions in the prescribed fashion, resulting in lack of uniformity in the statistics. The initial training and field review early in the enumeration corrected some of the errors arising from misunderstandings by the enumerator.

The data also are limited by the extent of the respondent's knowledge and his willingness to report accurately. For some units, information could not be obtained because of the temporary absence of the occupants and it was necessary to interview a neighbor or other informed respondent. Editing and coding in the processing operations are subject to some inaccuracies.

Figures from the 100-percent tabulations of the 1950 Census were used to obtain factors for the final estimates of some of the components (see "Estimation procedure"). The estimation procedure tended to improve the sampling variability of the estimates and, in some cases, to reduce biases resulting from underenumeration or overenumeration of dwelling units as well as noninterviews. The census figures also are subject to some small degree of error, as was revealed in the Post-Emmeration Survey of the 1950 Census. (See The Post-Emmeration Survey: 1950, Bureau of the Census, Technical Paper No. 4, Washington, D.C., 1960.)

Careful efforts were made at each step to reduce the effects of errors. However, it is unlikely that the controls were able to eliminate the effects of all of them.

## SAMPLE DESIGN AND SAMPLING VARIABILITY

## SAMPLE DESIGN

The sample used for the survey consisted of dwelling units located in clusters or land area segments representative of the area. The sampling materials from the 1956 NHI were used to the extent that they were consistent with the requirements of the December 1959 survey.

Prior to the start of the December 1959 survey, a "new construction" universe was established. This universe consisted of areas in which extensive new construction had occurred since 1956. The sample in 1959 consisted of segments used in the NHI supplemented by segments selected from the separate universe of new construction since the 1956 survey. Segments selected from the new construction universe (which were not in the NHI) were used in combination with the NHI segments that were found to lie within this universe to provide estimates of "new construction" and "other additions" 1957 to 1959 for this universe (see "Estimation procedure"). Typically, about one-half of the new construction units (units built between 1957 and 1959) as estimated in the December 1959 survey were reported in segments in the universe of new construction; the remaining new construction units came from segments not in the new construction universe. The sample in each of the areas consisted of approximately 1,400 segments, of which about 150 were selected from the total 1957 to 1959 universe of new construction units.

The measures of the counts of units by components of change were obtained from the enumeration of all units within the sample of clusters or land area segments, i.e., the "full" sample. The 1959 characteristics of the components were enumerated in a "subsample" of units within the segments. Since a similar subsample had been used in the NHI, the units in that subsample

determined the units in the 1959 subsample. For units added since 1956 in these segments and for all units in segments not in the NHI, the subsample units were selected in a predetermined manner. As the enumerator listed each unit in the segment in the 1959 survey, he obtained the detailed information on characteristics for the subsample cases. The units in the NHI subsample also constituted the subsample for the 1956 characteristics of the components presented in tables 3 to 7.

## ESTIMATION PROCEDURE

The method of estimation of the final figures for counts of the components of change incorporated a ratio estimation procedure for some of the units. The ratio estimates used information available from the 1950 Census based on the 100-percent enumeration for components arising out of units in existence in 1950 (i.e., units that had existed in 1950 and which were classified for the 1957 to 1959 period as "same," conversions, mergers, additions other than new construction, demolitions, and other losses). This ratio estimate was applied to both the 1956 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, to the 1956 sample estimates for counts of units lost through demolition or other means, and to the 1959 sample estimates for counts of units added through "other sources." For components arising out of units which did not exist in 1950 (for example, "same" units 1957-1959 that had been built during the 1950-1956 period, or "new construction" units 1957-1959), the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

To improve the reliability of the estimates of new construction and other additions in the new construction universe, the segments which were not in the NHI were used to provide counts of new construction and other additions for the 1950 to 1959 period. The NHI segments, lying within the new construction universe, provided counts of 1959 units classified as new construction and other added for the 1950 to 1956 period. By subtracting the 1950-1956 counts of new construction and other additions from the corresponding 1950-1959 counts, estimates of new construction and of other additions were obtained for the 1957 to 1959 period. The remaining 1957 to 1959 estimates of new construction and other additions were obtained from the NHI segments which did not lie within the new construction universe.

The above procedures produced the estimates which are based on the full sample. For statistics based on the subsample, additional ratio estimate factors were used for the characteristics of each of the components of change, and these factors made the total for each component based on the subsample consistent with the total based on the full sample. Estimates of the characteristics of "new construction" units obtained from the new construction universe were based on units classified as "new construction" in the segments not in NHI with year built reported as 1957 to 1959. Similarly, the estimates of characteristics of other additions in the new construction universe were based on units reported as other additions in the segments not in NHI with year of change 1957 to 1959. These estimates combined with the corresponding estimates obtained outside the universe of new construction, were then processed through a ratio estimation procedure, as described above, so that the total of each component based on the subsample was consistent with the total based on the full sample.

All the 1959 data presented in this report and the 1956 data in all tables except table 1 are based on a sample of units used for the 1959 survey. In table 1, the 1956 data are based on the sample used for the 1956 National Housing Inventory.

## SAMPLING VARIABILITY

Since the estimates are based on a sample, they may differ somewhat from the figures that would have been obtained if a complete census had been taken, using the same questionnaires, instructions, and enumerators. The standard error is primarily a measure of sampling variability. As calculated for this report, the standard error does not incorporate the effect of random errors of response, processing, or coverage, nor does it take into account the effect of any systematic biases due to these types of errors. The chances are about 2 out of 3 that an estimate from the sample would differ from a complete census by less than the standard error. The chances are about 19 out of 20 that the difference would be less than twice the standard error and 99 out of 100 that it would be less than 2½ times the standard error.

Sample size .-- The full sample for the metropolitan area covered in this report consists of approximately 10,000 dwelling units in 1,250 land area segments; the subsample for this area consists of approximately 2,800 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample used in the 1959 survey; the 1959 data on characteristics in the remainder of the table are based on the subsample. The 1956 data in table 1 are based on the sample used in the 1956 NHI survey; the count of all 1956 units on the first line of table 1 is based on a larger sample than the characteristics of the 1956 units shown in the remainder of the table (see detailed discussion on sampling variability of the NHI data in Volume III, 1956 National Housing Inventory). In tables 2 and 3, the counts by the five components of change, shown on the first line of the tables, are based on the full sample used in the 1959 survey; the data on the characteristics of the components in the remainder of the tables are based on the subsample. In tables 4 to 10 all the data are based on the subsample. The source of the estimates in the various tables is summarized in table I.

Standard error of numbers and percentages.—The standard errors may be obtained by using table I in conjunction with tables II and III for absolute numbers and with table IV for percentages. In order to derive standard errors which could be applied to the wide variety of dwelling units covered in this report and which could be prepared at moderate cost, a number of approximations were required. As a result, tables III and IV are to be interpreted as providing an indication of the order of magnitude of the standard errors rather than as the precise standard error for any specific item.

The standard errors in table II apply to counts of dwelling units by components of change, that is, the estimates of the number of dwelling units based on the full sample. The standard errors in table III are to be used for the 1956 and 1959 characteristics of the components of change and for the characteristics of the 1959 inventory, that is, the estimates based on the subsample.

Table I .-- SOURCE OF TABULATIONS

Table and item	Source
Table 1, 1959 data: Counts of all dwelling units	1959 full sample. 1959 subsample.
Table 1, 1956 NHI data: Counts of all dwelling units	1956 full sample. 1
Table 2, 1959 data: Counts of all dwelling units	1959 full sample. 1959 subsample.
Table 3, 1956 data: Counts of all dwelling units	1959 full sample.
Tables 4 to 7, 1956 and 1959 data	1959 subsample.
Tables 8 to 10, 1959 data	1959 subsample.

 $<sup>^{1}</sup>$  See discussion on sampling variability of NHI data in Volume III,  $\underline{\rm 1956\ National\ Housing\ Inventory}.$ 

Table II. -- STANDARD ERROR OF COUNTS OF COMPONENTS OF CHANGE

(Applicable to estimates in tables A, B, and C)

Subject	Estimated number (based on full sample)	Standard error
1959 INVENTORY		
All dwelling units	306,700	4,400
Same units, 1956 and 1959	278,500	3,600
Conversion	2,500 1,100	500 200
New construction	21,400 3,300	2,200 1,100
1956 INVENTORY		
Units changed by Conversion	1,200 2,300	200 400
Demolition Other means	5,200 6,500	600 800
NET CHANGE		
Total	13,100	2,700
Units added through— Conversion. New construction. Other sources.	1,300 21,400 3,300	500 2,200 1,100
Total added	26,000	2,500
Units lost through Merger. Damolition. Other means.	1,200 5,200 6,500	400 600 800
Total lost	12,900	1,100

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The standard errors shown are not directly applicable to differences between two sample estimates. The standard error of a difference is approximately the square root of the sum of the squares of each standard error considered separately. This formula will represent the actual standard error quite accurately for the difference between separate and uncorrelated characteristics. If, however, there is a high positive correlation between the two characteristics, this formula will overestimate the true standard error. If the correlation is negative, the formula will underestimate the true standard error.

For "same" units in tables 4 to 7, change in an item from 1956 to 1959 is also subject to sampling variability. An approximation of the standard error of the change obtained by using the sample data for both years can be derived by considering

Table III. -- STANDARD ERROR OF CHARACTERISTICS OF COMPONENTS OF CHANGE
(Based on subsample)

Estimated number	Standard error	Estimated number	Standard error
500	400 800 1,100	25,000	1,600 2,100 2,800 3,800 4,400

Table IV. --STANDARD ERROR OF PERCENTAGES OF CHARACTERISTICS

(Based on subsemple)

		ntage			
Estimated percentage	5,000	25,000	50,000	100,000	300,000
2 or 98	3.3 4.6 5.9 7.9 9.0	1.2 1.7 2.3 3.2 3.6	0.8 1.2 1.6 2.1 2.3	0.5 0.8 1.0 1.4 1.6	0,3 0,4 0,6 0,7 0,8

the change as an estimate and obtaining the stendard error of an estimate of this size from table III. For example, if the number of owner-occupied units is shown in the upper portion of table 4 as 172,000 in 1956 and as 172,800 in 1959, the standard error of the 800 change is read from table III.

The reliability of an estimated percentage depends on both the size of the percentage and the size of the total on which the percentage is based. Table IV contains approximations of such standard errors. This table may be applied to percentage distributions of characteristics of dwelling units.

Standard error of medians .-- The sampling variability of the medians presented in certain tables (median number of persons, number of rooms, value of property, contract rent, and gross rent) depends on the size of the base and on the distribution on which the median is based. An approximate method for measuring the reliability of an estimated median is to determine an interval about the estimated median, such that there is a stated degree of confidence that the true median lies within the interval. As the first step in estimating the upper and lower limits of the interval about the median (that is, the confidence limits), compute one-half the number reporting (designated N/2) the characteristic on which the median is based, By the method described above for determining the standard error of an estimated number, compute the standard error of N/2. Subtract this standard error from N/Z. Cumulate the frequencies (in the table on which the median is based) up to the interval containing the difference between N/2 and its standard error, and by linear interpolation obtain a value corresponding to this number. In a similar manner, add the standard error to N/2, cumulate the frequencies in the table, and obtain a value corresponding to the sum of N/2 and its standard error. The chances are about 2 out of 3 that the median would lie between these two values. The range for 19 chances out of 20 and for 99 in 100 can be computed in a similar manner by multiplying the standard error by the appropriate factors before subtracting from and adding to one-half the number reporting the characteristic. Interpolation to obtain the values corresponding to these numbers gives the confidence limits for the median.

## SUMMARY OF FINDINGS

Between December 1956 and December 1959, there was a net gain of 13,100 dwelling units (4 percent) in the Seattle SMSA. During this period, the number of dwelling units increased from 293,600 units to 306,700 units. The proportion of units that were not dilapidated with all plumbing facilities, the rate of owner occupancy, median number of persons, and median number of rooms were at approximately the same level in 1956 and 1959. The median gross rent for renter-occupied units increased during the 3-year period from \$65 to \$73, and the median value of owner-occupied properties rose from \$11,900 to \$14,000.

Additional data on characteristics of the 1959 and 1956 inventories and changes since 1956 are presented in tables 1 to 10. The counts and characteristics of the 1957 to 1959 components of change are summarized in tables A to D. Both the 1959 and 1956 data in this report apply to the 1956 boundaries of the Seattle metropolitan area as defined for the 1956 National Housing Inventory. (Counts of 1950-1959 components for the 1956 boundaries of the area\* are available upon request; see section on "Availability of unpublished data.")

Table A.--SCURCE OF THE 1959 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1959	306,700	100.0
Same units, 1956 and 1959	278,500	90,8
Conversion	2,500 1,100	0.8
Units added through New construction.	, , , , ,	7.0
Other sources	21,400 3,300	1.1

Basic measures of change.--Table A, which describes the source of the 1959 inventory, shows that approximately 278,500 units, or 91 percent of the dwelling units in December 1959 consisted of "same" units, that is, units which existed in 1956 and which were reported as essentially unchanged in 1959. The remaining 9 percent represented newly built units, those resulting from conversion or merger, and those added through other sources.

"New construction" during the period 1957-1959 represented the largest source of housing added since 1956. Approximately 21,400 units, amounting to 7 percent of the 1959 inventory, were built during the 3-year period and were still in existence in 1959. About 3,300 units (1 percent) were added to the 1956 inventory through other sources, that is, were changed from nonresidential space, rooming houses, or transient accommodations, or were moved to site.

In addition, there were 2,500 converted units in the inventory in 1959 (table A) which had been produced by dividing 1,200 units that existed in 1956 (table B). Generally, two units were created from one. Merged units in 1959 amounted to about 1,100 units (table A). These were produced by combining an estimated 2,300 units that existed in 1956 (table B). Units involved in conversions and mergers represented 1 percent of the 1959 inventory.

Table B.--DISPOSITION OF THE 1956 HOUSING INVENTORY
(Based on sample)

Component of change	Number	Percent
All dwelling units, 1956	293,600	100.0
Same units, 1956 and 1959	278,500	94.8
Units changed by Conversion	1,200 2,300	0.4 0.8
Merger Units lost through		•
Demolition	5,200 6,500	1.8 2.2

Table B, which describes the disposition of the 1956 inventory, shows that the 278,500 "same" units represented about 95 percent of the 1956 inventory. Approximately 5,200 units, or about 2 percent of the 1956 inventory, were demolished before 1959 and 6,500 units (around 2 percent) were lost through other means, that is, were destroyed by fire or flood, became unfit for human habitation, were changed to nonresidential uses, rooming houses, or transient accommodations, or were moved from site. The remaining units in the 1956 inventory (1 percent) were involved in conversion or merger during the 3-year period.

Table C.--MET CHANGES IN THE HOUSING INVENTORY: 1956 TO 1959
(Based on sample)

	Subject	Number
INVENT	ORY, 1959 AND 1956	
All dwelling units:	December 1959	306,700 293,600
	NET CHANGE	
	***************************************	13,100 4,5
New construction		1,300 21,400 3,300
Total adde	ed	26,000
Units lost through		
Demolition		1,200 5,200 6,500
		12,900

Net change. The figures in table C which summarize net changes in the housing inventory, are derived from tables A and B. New construction, conversion, and other sources added about 26,000 dwelling units to the 1956 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 12,900 dwelling units from the 1956 inventory. Thus, for every two units that were added to the inventory since 1956, one unit of the existing supply was removed. The resulting net increase of 13,100 units represents an average annual gain of approximately 4,400 units over the period of 3 years. For the 9 3/4-year period, April 1950 to December 1959, the average annual gain was 6,500.

<sup>&</sup>lt;sup>1</sup> The figure for the 1956 inventory is based on the December 1959 sample and may differ, therefore, from the 1956 figure in table 1 which was transcribed from the 1956 National Housing Inventory report.

tory report.

2 For 1950-1959 data relating to 1959 boundaries of the area, see Parts 1A-10 and 1B-10 of Volume IV.

<sup>&</sup>lt;sup>3</sup> Average annual gain is based on unpublished counts of 1950-1959 components for the area defined in this report; this figure may differ from the corresponding average annual gain shown in Part 1A-10 of Volume IV for the 1959 boundaries of the area.

Characteristics of units created or removed. -- Table D summarizes selected characteristics of "new construction" units, "same" units, and those removed from the inventory through "demolition." Virtually all the new units were not dilapidated and had all plumbing facilities (hot water, private toilet and bath); the median number of rooms was 5.1. Of the occupied new units, about three-fourths were occupied by owners in 1959.

Comparison of the characteristics of "new construction" units with those existing in the inventory as "same" indicates that new units were higher in values and rents than "same" units. The median value of newly constructed owner-occupied units was \$19,200; in contrast, the median value for "same" units was \$13,600. The median gross rent for new renter-occupied units was \$101 compared to \$72 for "same" units.

Additional characteristics of "new construction" units for the 1957 to 1959 period are given in table 1 and tables 8 to 10; data for units added to the inventory from other sources are shown in table 2.

Because of the relatively small numbers involved, the overall effect of "demolition" on the characteristics of the housing supply is limited. In terms of their characteristics in 1956, about one-fifth of the demolished units were dilapidated or lacked hot water, private toilet or bath; the median number of rooms was 4.5. About 45 percent of the occupied units had been occupied by renters in 1956.

Units that were otherwise lost from the inventory as well as units involved in conversion or merger also affected the characteristics of the housing supply, although the overall effect may be limited because of the small numbers involved. Characteristics of these components are given in tables 2 and 3.

Table D.--SUMMARY CHARACTERISTICS OF SELECTED COMPONENTS OF CHANGE: 1959 AND 1956

(Based on sample. Median not shown where base is insufficient; see text)

•	19	59	1956 <sup>1</sup>			
Subject	New con- struction	Same	Demo- lition	Same		
Total number of units	21,400	278,500	5,200	278,500		
Not dilapidated, with all facilities Percent of total	20,900	254,400	4,000	243,100		
	97.9	91.4	78,6	92.4		
With 1.01 or more persons per room  Percent of occupied  Owner occupied  Percent of occupied	700	22,000	100	17,400		
	3,6	8,2	3,0	7.0		
	13,700	180,700	2,100	172,000		
	73,3	67.7	55,3	69.0		
Median: Number of rooms Number of persons	5,1	4.8	4.5	4.7		
	3,5	2.6	2.3	2.6		
Value	\$19,200	\$13,600		\$11,600		
Gross rent	\$101	\$72		\$69		
Contract rent	\$95	\$63		\$59		

<sup>1</sup> Data on characteristics based on units with 1956 records available.

Characteristics of same units .-- Information on "same units is of special interest because it casts light on the utilization and quality of given dwelling units over the 3-year period. Tables 4 to 7, in which the 1956 characteristics are cross-tabulated by the 1959 characteristics, permit an examination of shifts in tenure and color, condition and plumbing facilities, values, and rents. The cross-tabulations in the upper portions of tables 4 to 7 are presented for all "same" units 1957-1959, regardless of their status for the prior period (1950 to 1956) covered in the 1956 Matienal Housing Inventory. Thus, units constructed or added from other sources or those converted or merged during 1950-1956 which were \*same\* for the 1957-1959 period, as well as units which were "same" 1950-1956 and which remained "same" for the 1957-1959 period, are presented in the upper portions of these tables. The lower portions of these tables are restricted to units which were "same" 1957-1959 and which were also "same" for the 1950-1956 period. For the most part, differences between the two portions reflect changes between the newer and older units reported as "same" for the 1957-1959 period. For example, the upper portion of table 4 shows that 4,200 units which had been occupied by white households in 1956 shifted to nonwhite occupancy by 1959, and 2,700 shifted in the opposite direction. The lower portion of this table indicates that a substantial portion of the changes in color during the 1957-1959 period occurred among the older units ("same" in 1950, 1956, and 1959).

The upper portion of table 4 shows that, although there were individual shifts in tenure among "same" units 1957 to 1959, the overall rates were at about the same level in 1956 and 1959. With respect to condition and plumbing facilities, table 5 indicates some upgrading and some downgrading in quality of housing. Approximately 7,400 units were upgraded from lacking some or all facilities or dilapidated to not dilapidated with all facilities by 1959; around 7,500 shifted in the opposite direction. The overall quality was at about the same level in both years.

The cross-tabulations of 1956 and 1959 rents and values (tables 6 and 7) illustrate rent and value changes for "same" units during the 1957-1959 period. The median gross rent for all "same" units which were renter occupied in 1956 and 1959 (and for which rent was reported in both periods) was \$66 in 1956 and \$72 in 1959. The data on value of owner-occupied properties showed an overall increase. The median value for all "same" units which were occupied by owners in 1956 and 1959 (and for which value was reported in both periods) increased about 17 percent--from \$11,700 to \$13,700.

The characteristics presented in tables 3 to 7 are based on units for which the 1956 records were available. For approximately 6 percent of the units reported as "same," the 1956 characteristics were not available or the 1956 units could not be identified with the 1959 addresses. Therefore, the numbers shown for the characteristics of "same" units in tables 3 to 7 tend to be underestimates. The percentages, however, would not be affected if the units with no 1956 data are distributed in the same manner as the units for which the 1956 data are available.

## **SEATTLE**

## WASHINGTON

## STANDARD METROPOLITAN STATISTICAL AREA

All the data in this report apply to the SMSA as shown on the map, defined for the 1956 National Housing Inventory; the SMSA consists of King County, Washington.

The 1956 area does not include Snohomish County added to the area to constitute the 1959 SMSA covered in Parts 1A and 1B of Volume IV. The 1959 boundaries are the same as the 1960 boundaries.

## Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1956

[Based on sample; see text. Percent not shown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that assumer?

		Decembe	r 1959		December l				Decumbe	r 1959		Desember total	1956, 1
Subject	Total		New constr	uo <b>ti</b> on		Pan	Subject	Total	T	lev constr	ection	1	
	Number	Per- cent	Number	Per- cent	Number	Per- cent	-	Number	Per-	Number	Per-	Number	Per- cent
All dwelling units	306,724		21,370	.,.	296,899		UNITS IN STRUCTURE					***************************************	NAME OF TAXABLE PARTY.
TENURE, COLOR, AND VACANCY STATUS		,					All units	306,724	100.0	21,370	100,0	296,899	100.5
All units	306,724	100.0	21,370	100.0	296,899	100.0	2 to 4	219,803 35,510	71.7 11.6	14,702 2,181	66.8 10.2	29,683	73.4 10.0
Occupied	291,662 196,556	95,1 64,1	18,645 13,669	87.2 64.0	278,719 192,007	93.9	5 to 19. 20 or more. Trailer.	24,795 24,544 2,672	8,1 8,0	1,860	8.7 7.3 5.0	22,758 25,592 849	7.7 8.6 0.3
White	190,267 6,289	62.0	13,397	62.7	187,765 4,242	64.7 63.2 1.4	Owner occupied	196,556	6,7 100,0	1,075	200.6	192,007	100.0
Renter occupied	95,106 87,648	31.0 28.6	4,976 4,976	23.3	86,712 80,172	29.2	2 to 4	183, <b>870</b> 8,123	92,5 4.1	12,305 96	90.0	182,704 6,690	95.2 3,5
Nonwhite	7,458	2.4	•••		6,540	2.2	5 or more Trailer	2,614	1.3	1,075	7.9	1,790 823	0,9 0,4
Vacant	15,062 2,805	4.9 0.9	2,725 1,466	12.8 6,9	18,180 3,345	6.1 1.1	Renter occupied	95,106 27,601	100,0 29,0	4,976 296	100.0 5.9	86,712 24,944	100.0 26.8
Available for rent	7,805 4,452	2,5 1,5	624 635	2.9 3.0	6,706 8,129	2.3 2.7	2 to 4 5 to 19	25,032 21,379	26.3 22.5	1,715 1,566	34,5	19,900 19,394	23.0 22.4
CONDITION AND PLUMBING		ļ					20 to 49	6,910	7.3	1,208	24,3 3.8	22,368	25,8
All units	306,724	100.0	21,370	100.0	296,899	100.0	Trailer	123	9,1	0.00	***	26 18,180	•••
Not dilapidated	294,535	96.0	21,370	100,0	278,264	93.7	**************************************	15,062	•••	2,725		لافظرائط	***
With all plumbing facilities Lacking only hot water	279,493 448	0,1	20,923	97.9	268,944 1,064	90.6 0.4	YEAR STRUCTURE BUILT					:	
Lack'g other plumbing facilities. Dilapidated	14,594 12,189	4.8 4.0	. 447	2,1	8,256 18,635	6.3	All units	306,724 21,370	1.00,0	21,370	100.0	296,899	100,0
Owner occupied	196,556 191,375	100.0 97.4	13,669	100,0	192,007 188,421	100.0 98.1	April 1950 to 1956	41,870 65,694	13.7	24,510	***	51.,673 70,986	17.4 23.9
Not dilapidated	189,377	96.3	13,669	100.0	185,477	96.6	1939 or earlier	177,790	58,0	13,669	200.0	174,240	56.7
Lack's other plumbing facilities, Dilapidated	1,782 5,181	0.9		:::	2,541 3,586	1.3	Owner occupied	196,556 13,669 32,643	7.0	13,669	200.0	***	
Renter occupied	95,106	1	4,976	ì	86,712	1	1940 to March 1950	48,124 102,120		***	***	***	
Not dilapidated	89,370	94.0	4,976 4,935	100.0	76,369	88.1	Renter occupied	95,106	100.0	4,976	100,0	<b>,</b>	•••
Lacking only hot water Lacking other plumbing facilities.	9,655	0,2	41	0.8	572 4,759	0.7 5.5	April 1950 to 1956	4,976 8,147 15,397	5,2 8,6 16,2	1		***	***
Dilapidated		1		l	10,343	1	1939 or earlier	66,586		:::	***		<b></b>
Vacant	15,062	'	2,725		18,180	"	Vacant	15,062	•••	2,725	•••	,.,	
BATHROOMS							PERSONS			30.445	100.0	278,719	100.0
All units		_				<b></b>	All occupied units	291,662		1,294	6,9	49,333	17.7
More than 1	. 55,356	18.0	8,077	37.8		1	2 persons	83,697 44,040	28,7	2,903	15.6	25,302 45,697 49,308	16.4
Owner occupied	. 196,55	100.0					4 persons	29,78	10.2	2,210	11.9	36,436	10.9
1 More than 1	. 50,30	25.6	6,63	51.5 48.5	i		6 persons or more	. 2.4	• • • • • • • • • • • • • • • • • • • •	3.5		2.6	***
Shared or none	Į.	į.			.	1	Owner occupied	22,22	9   11.,2	3 367	1 2.7	19,92	10.4
Renter occupied	79,14	4   83.2	4,69	94.	3		3 persons	. 30,00	7 15.7	7 1,953	14.3	33,051	17.2
More than 1							5 persons	, 22,92	11.5	2,099	25,4	25,100	1,3,1
Vacant	. 15,06	2	2,72	5	.   •••	•  ••	Median	3.0	0	4.0	•	3,0	• •••
							Renter occupied  1 person	. 34,94	7 36.	7 92	7 38.6	29,40	2 100.0 1 33.9 3 30.8
ROOMS	306,72	4 100.0	21,37	100.	0 296,89	9 100.	2 persons	13,14	3   13,	6 95	19.1	12,66	5) la.b
All units  1 and 2 rooms	. 31,48	4 10.	3 1,25	5 5.	9 31,24	5 10.		6,86	0 7.	2 11	2.5	5,33	4 6.2
3 rooms	. 59,24	4 19.	3 2,70	4 12.	7 64,68	7 21.	8 Median	2.				1 61	
5 rooms	56,31	4 18,	4 4,99	2 23.	4 48,59	8 16.	4		1			1	1
7 rooms or more	41,85				. 4.	7	All occupied units	. 291,66	2 100.	0 18,64			.
Owner occupied	196,55	6 100. 3 1.		9 100.			0 0.50 or less	., 131,41		9 6.92	6 37.	L]	.
1 and 2 rooms	\ 8,87	18 4.	5 63	.3 4.	5 8,15 1 38,58	6 20	0.76 to 1.00	17,1	77 23.	1 6,60	1 32. 8 3.	3	• ] • • • •
4 rooms	62,49	0 31.	8 4,60	4 33.	7 64,71 0 42,76	0 33. 9 22.	3 1.51 or more	5,8	43 2.	.0 6	1	1	- 1
6 rooms. 7 rooms or more Median	37,54	4 19.	1 3,22	0 23,	6 34,59	9 18	0 50 or less	94,3	17 48	0 3,24 4 4.81	0 21. 0 35.	7 ::	
Renter occupied		1	0 4,9	76 100.		12 100	0.51 to 0.75 0.76 to 1.00.	40,9	96   20		15   37.	7	
1 and 2 rooms	24,30	05 25. 12 29.	6 6	77 50	2 23,60	65 27	3 1.51 or more	2,3	35 1	.2			1
4 rooms	22,00 13,0	09   23. 91   13.	.1 1,2: .8 5	47   11.	.0 10,6	31   1.2	Menter occupied	او/ك	95 39	0 1,7	92 36,	.o j	
7 rooms or more	4,0	00   4. 89   4.	1 .		3,2	75 3	8 0.51 to 0.75	26,4	OS 1 27	.8 9	06 18, 97 1.	.2	
Median	3	.3		25 .	18,1		1.01 to 1.50 1.51 or more		108 3		65 1		
Vacent	15,0	62   ••	( 2,7	Toward			on "Description of tables."						

<sup>1</sup> Based on sample enumerated for the 1956 National Housing Inventory; see section on "Description of tables.

## Table 1.—CHARACTERISTICS OF THE HOUSING INVENTORY, TOTAL AND NEW CONSTRUCTION: 1959 AND 1956—Con.

[Based on sample; see text. Percent not abown where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

	/// // // // // // // // // // // // //	Decembe	r 1959	T	December				December	1959		December total	
Subject	Total		New constr	uetion	total		Subject	Total	ı	lew constr	uction		_
bab je c c	Number	Per-	Number	Per-	Number	Per- cent		Number	Per- cent	Number	Per- cent	Number	Per- cent
HOUSEHOLD COMPOSITION BY AGE OF HEAD					,		OWN CHILDREN BY AGE GROUP Con.						
Occupied units	291,662	100.0	18,645	100.0	278,719	100.0	Renter occupied	95,106 62,279	100.0	4,976 4,027	100.0	•••	***
Male head, wife present, no non- relatives	203,951	69.9	16,296	87.4	204,203	73.3	Under 6 years only	14,296 7,587	15.0 8.0	688 628	13.8		···
Under 45 years	106,502 74,668	36.5 25.6	11,934 3,379	64.0 18.1	112,425 70,210	40.3 25.2	2 children or more 6 to 17 years only	6,709 10,536	7.1	60 161	1.2 3.2		• • • •
65 years and over	22,781 34,893	7.8 12.0	983 1,207	5.3 6.5	21,568 25,564	7.7 9.2	1 child 2 children	3,346 5,283	3.5 5.6	60	1.2		•••
Under 65 years	23,564 11,329	8.1 3.9	1,060	5.7 0.8	16,723 8,841	6,0 3,2	3 children or more	1,907	2.0 8.4	101 100	2.0 2.0		
Female head	52,818 31,421	18.1	1,142	6,1 5.4	48,952 31,946	17.6	2 children	1,661	1.7	50	1.0		
65 years and over	21,397	7.3	143	0,8	17,006	6.1	4 children or more	4,423	4.7	50	i.0	:::	<i>:</i> ::
PERSONS 65 YEARS OLD AND OVER							PRESENCE OF NONRELATIVES						
All occupied units	291,662	100.0	18,645	100.0		_ ,	All occupied units	291,662	100.0	18,645 17,943	96.2		
Nonel person	226,328 47,519	77.6	16,895 1,079	90.6 5.8	***		No nonrelatives	281,532 10,130	96.5 3.5	702	3.8	•••	:::
2 persons or more	17,492 323	16.3 6.0 0.1	671	3,6	•••	:::	Owner occupied	196,556 190,752 5,804	100.0 97.0 3.0	13,669 13,519 150	100.0 98.9 1.1		
Owner occupied	196,556 149,190	100.0	13,669 12,296	100.0	:::	• • • •	Renter occupied	95,106	100.0	4,976	100.0		
1 person 2 persons	31,987 15,056	16.3	799 574	5.8 4.2	:::		No nonrelatives	90,780 4,326	95,5	4,424 552	88.9		
3 persons or more	323	0.2		•••				1,220	"			'''	
Renter occupied	95,106 77,138		4,976	100.0 92.4	:::	:::	OWNER OF UNIT			Ì			
1 persons	15,532 2,436		280 97	5.6	:::	:::	Owner-occupied units			13,669	100.0		•••
3 persons or more	•••	•••				•••	Head or wife Other relative of head	431	99.8	13,669	100.0	:::	:::
OWN CHILDREN UNDER	1					ļ	Nonrelative of head	•			•••	• • • •	
18 YEARS OLD							AGE OF OWNER						
All occupied units No children			7,440	39.9		<del> </del>	Owner-occupied units	196,556	100.0	13,669	100.0		<u> </u>
1 child 2 children	36,860 47,676	12.6	2,821 3,990	15.1 21.4	:::		Under 25 years		1.2	234 5,290	1.7 38.7		
3 children	26,059	8.9	2,179 1,848	11.7			35 to 44 years	49,282		4,331	31.7	:::	:::
5 children	4,930	1.7	367	2.0			45 to 54 years	. 33,177	16.9	1,643 1,235 936	9.0	:::	:::
Owner occupied			13,669	100.0			O years and over	. 38,495	19,6	936	6.8		
No children	97,186	49.4	3,413	25.0 15.6		:::	VALUE						
2 children	36,516	18.6	3,890	28.5			Owner-occupied nonfarm units2.	. 175,402	100,0	12,049	100.0	170,266	100.0
4 children or more					:::		Less than \$5,000	, 3,948	2,3	78	0,6	1	
Renter occupied	62,279	65.5		100.0	:::		\$5,000 to \$7,400 \$7,500 to \$9,900	. 19,362	11,0	86		52,865	31.0
1 child	10,933	11.5	588	13.8	·	:::	\$10,000 to \$12,400 \$12,500 to \$14,900	35,344		302 1,620	13.4	67,762	39.8
3 children	5.483	5.8	111	2.2	***	:::	\$15,000 to \$17,400 \$17,500 to \$19,900	26,623	15.2	2,136	17.7	27,610	16.2
	1	1 "	1				\$20,000 to \$24,900 \$25,000 to \$34,900	14,215	8.1	2,570	21.3	22,029	12.9
OWN CHILDREN BY AGE GROUP							\$35,000 or more	6,403	3,7		10,1		
All occupied units		***************************************			· -	<del></del>	Mediandollars.	. 14,000	+==	الماعرقة	<del>' </del>	11,900	+==
No children	31,59	10.8	3,940	21.1		1							
1 child	13,780	3 4.7 5 6.3	2,314	12.4			Renter-occupied nonfarm units.	94,552	<u> </u>	4,976	<u> </u>	85,572	<del></del>
6 to 17 years only	64,26	2 22.0	3,695 1,195	19.8	•••	• • • •	GROSS RENT						
2 children	26,30 14,87	5 9.0 7 5.1	1,442	7.7	::	.	Reporting	91,185	100.0	4,966	5 100.0	83,13	3 100.0
Both age groups	36,344 8,90	12,5	3,570	19.1		.   •••	Less than \$40\$40 to \$59	11.938	1.3.1		. 1	12,67	5 15.2
3 children	10,63	3 3.6	971	5.2	:   •••		\$60 to \$79 \$80 to \$99	23,586	25,9	25:	1 5.1	22,24	26.8
Owner cocupied	. 196,55	6 100.0	1	100.0		1	\$100 to \$119 \$120 to \$149	10,570	11.6	1,570	31.6	6,86	
No children	. 97,18	6 49.4	4 3,413	25.0		•   •••	\$150 to \$199 \$200 or more	1,803	3 2.0	389	7.8	4,84	5 5.8
1 child	6,19	3 3.2	2 998	7.3	3 <b></b>	-   •••	No cash rent	3,367				1'	4
6 to 17 years only	- 53,72	6 27.	3 3,534	25.9		.	Mediandollars	73	₃	10	ւ	6	5
2 children	21,02	2 10.	7 1,44	10.5		•   •••	COLUMN 1 CMR TOTAL						
Both age groups	28,34	5 14.	4 3,470	25.4	• •	•   •••	1		1				1
2 children	8,72	2 4.4	4 97	1 7.1	ւ .	•   •••	Reporting cash rentdollars		,   '				
4 children or more	12,37	7 6.	3 1,574	11.	•	<u> </u>	I	6,	<u> </u>	9	5	5	9

Based on sample enumerated for the 1956 National Housing Inventory; see section on "Description of tables,"
Restricted to single-unit properties; see text,

Seattle SMSA

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## Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS

[Based on sample; see text. Percent not shown for same units where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number[

Subject	Units added	mit officer	Unite ches	Sec ph	See unite	)
	New construction	Other sources	Conversion	Mørger	Mucher	Percent
All dwelling units, 1959	21,370	3,315	2,514	1,051	278,474	
TENURE, COLOR, AND VACANCY STATUS			2,323		210,414	***************************************
All units	21,370	3,315	2.634	1 2000	control ed.)	n eWa
cupied	18,645	2,773	2,514 2,398	1,051	278,474	100
Owner occupied	13,669	936	742 )	508	180,701	6,4
White	13,397 272	799 137	742	448	174,881	62 2
Renter occupied	4,976	1,837	1,656	424	الالاركاق	30
White Nonwhite	4,976	1,714	1,427	303	79,228 6,985	29
ant	2,725	542	11.6	119	11,500	
vailable for sale only	1,466	•••	***		1,339 }	6
vailable for rentther	624 635	369 173	iie	119	6,693 3,528	a 3
CONDITION AND PLUMBING						
All units	21,370	3,315	2,514	1,051	278,474	100
dilapidated	21,370	2,919	2,51.4	930	266,802	93
th all plumbing facilities	20,923 447	1,534	1,711	930	254,395 12,407	9
apidated	•••	396		121	11,672	
Owner occupied	13,669	936	742	508	180,701	10
dilapidated	13,669	626	742	508	175,830	9
ith all plumbing facilitiesacking some or all facilities	13,669	626	51.4 228	508	174,060 1,770	9
apidated	•••	31.0		]	4,871	
Renter occupied	4,976	1,837	1,656	424	96,213	1.5
dilapidated	4,976	1,751	1,656	303	80,684	9
ith all plumbing facilities	4,935 41		1,081	303	72,798 7,886	4
apidated	***	86		121	5,529	
Vacant	2,725	542	116	119	11,560	
BATHROOMS		j				
All units	21,370	3,315	2,514	1,051	278,474	1.0
	12,846		1,597	1.80	216,233	
e than l	8,077 447	1,608	11.4 803	871	46,294 15,947	
red or none	<del></del> ;	]				
ROOMS	01 200	3,31	2,514	1,051	278,474	1 1
All units	21,370				27,753	
nd 2 rooms	6,079	1,205	974	•••	91,184 122,033	
and 6 Pooms	10,667		339	298 753	37,504	
come or more	3,369 5.3	2.1		***	4.8	
			742	508	180,701	1
Owner occupiedand 2 rooms	13,669		56	***	2,429 41,320	
	1,449	9 ( 42)			103,305	1
	8,56- 3,220	' 1			33,647	
dian	5.	6			"."	1
	4,97	6 1,83	7 1,656		86,213	3
Renter occupiedand 2 rooms	( 63	2 47			21,285 45,202	
and 4 rooms	3,74		- 1		16,141	
and 6 rooms		: 1	. }	1	3,365	1
dian	3.	2	•	i	ł	
Vacant	2,72	.5 54	2 11	5 119	11,560	}
UNITS IN STRUCTURE	[				appe (TI)	
All units	21,37	- 0		4 1,051	278,474	†
	15,77		5 ( 6 ( 2,51	238	29,451 44,793	1
to 4.	2,18 3,43	1,1		, ·	h4,793	
		- {	}			
YEAR STRUCTURE BUILT	21,35	3,3	.5 2,51	4 1,051	278,474	<u> </u>
All units	21,3	70	ie 3	29	41,091	
	· )	'''   7.7'	73 ( 23	10 { 63		
939 or earlier		: 1,7	26 1,95	52 95%	1,0,000	1
PERSONS					266,914	
Occupied units	18,6	45 2,7			23,436	
occupied units	1,2		71. 9 <sup>9</sup> 55 8 <sup>8</sup>	73	77.565	1
person.		03 7	62 1	10 17	44,798	1
		35 2	48 2	18	27,307	' t
persons	2,2	10		28 45	23,639	
		.5	5	:: ::	2,9	}
o persons or more		.0 ]	**	::   ::		, 1
OwnerRenter		.1 1	•			

Table 2.—1959 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS CREATED SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number]

	Units added	through	Units char	ged by	Same units		
Subject	New construction	Other sources	Conversion	Merger	Number	Percent	
PERSONS PER ROOM			1		į		
	30.615	2,773	2,398	932	266,914	100.0	
Occupied units	18,645			237	124,969	46.8	
0.50 or leas	5,035	370 81.4	801 453	302	61,331	23.0	
.51 to 0.75	6,926	1,329	1,144	303	58,617	22.0	
0.76 to 1.00	6,011 608	137	****	90	16,342	6.	
1.51 or more	65	123	:::		5,655	2.	
Land Of More and account to the state of the	0.5		•••				
VALUE				1			
Owner-cocupied nonfarm units1	12,049	347		326	162,680	100.	
· -	78	· · · · · · · · · · · · · · · · · · ·			3,870	2.	
Less than \$5,000	86	***	1	,.,	6,958	4.	
\$7,500 to \$9,900	•••	174		60	19,128	11.	
\$10,000 to \$12,400	302	173	•••	59	34,810	21.	
\$12,500 to \$14,900	1,620	•••	•••	60	36,131	22.	
\$15,000 or more	9,963	•••	•••	147	61,783	38.	
Median,dollars	19,200	***	***		13,600	**	
Renter-occupied nonfarm units	4,976	1,837	1,656	424	85,659		
GROSS RENT							
Reporting	4,966	1,714	1,656	424	82,425	1.00.	
Less than \$20	ĺ	·	•••		973	1.	
\$20 to \$39		1,101	341	•••	9,523	11,	
\$40 to \$59	50	247	691	•••	17,013 22,882	20.	
\$60 to \$79	251.	169	284	iši	16,447	20.	
\$80 to \$99	2,129	74	11.5 225	243	15,587	18.	
\$1.00 or more	2,536	123 123	1		3,234	1	
No cash rent		1 123	•••	•••	***		
Mediandollars.	101	•••	•••		72	••	
CONTRACT RENT							
Reporting cash rent	4,966	1,714	1,656	424	82,425	••	
Mediandollars	95				63	• •	

<sup>1</sup> Restricted to single-unit properties; see text.

 $\begin{array}{c} \textbf{Table 3.--1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY\\ & \textbf{SINCE DECEMBER 1956 AND SAME UNITS} \end{array}$ 

[Based on sample; see text. Percent not shown for same units where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number. Except for the line "All dwelling units," the table is restricted to units with 1956 records available]

	Units lost th	war of	Unite char	nged by	Same units		
Subject	Demolition	Other means	Conversion	Merger	Number	Percent	
A31 4 4 134 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1							
All dwelling units, December 1956	5,241	6,459	1,193	2,263	278,474	100.0	
Units with 1956 records available	5,125	6,080	1,193	2,263	263,147	94.	
TRIURE, COLOR, AND VACANCY STATUS				İ			
All units	5,125	6,080	1,193	2,263	263,147	100,	
Occupied,	3,851	4,001	974	2,148	249,149	94.	
Owner cocupied	2,130 2,130	1,932	650 541	933	171,993	65. 63.	
Nominite	2,130	1,932	109	933	167,983 4,010	1.	
Renter occupied	1,721	2,069	324	1,215	77,156	29.	
White	1,495	2,069	324	1,215	70,805	26.	
Nomehite	226	•••	•••	•••	6,351	2.	
Vacant	1,274	2,079	219	11.5	13,998	5.	
Available for sale only	220	211	•••	•••	1,759	٥.	
Available for rent	219 835	108 1,971	219	115	6,968	2. 2.	
V 100000	رده	Tlatt	219	•••	5,271	2.	
CONDITION AND PLUMBING	ļ						
All units	5,125	6,080	1,193	2,263	263,147	100.	
Not dilapidated	4,250	2,898	1,084	2,147	251,182	95.	
With all plumbing familities	4,030	2,766	1,084	1,569	243,073	92.	
Lacking some or all facilities	220 875	132	109	578	8,109	3,	
hrrah.rac ear	6/6	3,182	109	116	11,965	4.	
Owner compiled	2,130	1,932	650	933	171,993	100.	
Not dilapidated	2,130	1,834	541	933	169,324	98.	
With all plumbing facilities	2,130	1,834	541	933	167,354	97.	
Dispidated	•••	98	:::	•••	1,970	1	
	•••	70	109	•••	2,669	1,	
Renter occupied	1,721	2,069	324	1,215	77,156	100	
Not dilapidated.	1,222	628	324	1,099	70,249	91.	
With all plumbing facilities	1,112	628	324	636	65,184	84.	
Dispideted	110 499	, ;;;	•••	463	5,065	6.	
	499	1,441	•••	. 116	6,907	9.	
Vacent	1,274	2,079	219	115	13,998		

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## Table 3.—1956 CHARACTERISTICS OF DWELLING UNITS, FOR UNITS REMOVED FROM THE INVENTORY SINCE DECEMBER 1956 AND SAME UNITS—Con.

[Based on sample; see text. Percent not shown for same units where less than 0.1. Plus (+) or minus (-) after number indicates median above or below that number. Except for the line "All dwelling units," the table is restricted to units with 1956 records available.

	Units lost	through-	Unci te	changed by	r <u>}</u>	Some resits			
Subject	Demolition	Other means	Conversion		Merger	Yesher	Percent		
2008									
ROOMS	5,125	6,06	, ,	193	2,363	263,147	100		
All units		- <del></del>			754	27,483	10		
nd 2 rooms	942 1,606	2,45		433	623	91,144	34		
nd & rooms	1,909	69	3	21.8	460	113,136	42		
woms or more	668	45		542	2.36	32,382 4.7	12		
ien	4.5	3.	լ	•••	*** }	**/	•		
Owner occupied	2,130	1,93	,	650	993	171,993	100		
and 2 rooms	63					2,833	3		
and 4 rooms	428	35	3	214	467	43,937	25 56		
md 6 rooms	1,081	31		20.8	345 121	96,615 28,625	14		
rooms or more	558	4	- 1	218	***	5,2			
Han	***		• (	***	\	1			
Renter occupied	1,721	2,0	e l	324	1,215	77,156	100 20		
and 2 rooms	550	1,2		:::	754	20,080 40,886	5		
and / mooms	609		4	109	231 115	12,800	)		
and 6 rooms	452 110			215	115	3,320			
and or rooms or more	777		:: 1			3.4	1		
d18n,	•••	'	· 1	- 1		to the second of			
Vacant,	1,274	2,0	79	219	115	13,998			
			1	1	1		j		
UNITS IN STRUCTURE					9 753	263,147	11		
All units	5,12			1,193	2,363	194,593	-		
	3,58			764	1,802	26,615	] 3		
4-2	44		27	429	461	41,799	1 3		
or more	1,09	9 1,	~~	***		†			
·		1	1	١	,		1		
YEAR STRUCTURE BUILT			{		u. Mar N	263,147	3.0		
All units	5,12	5 6,	080	1,193	2,263	39,740			
pril 1950 to 1956	1,07		245	428	1,863	223,407			
arch 1950 or earlier	4,04	49	035	765	1,000		1		
			l	- 1		1	1		
PERSONS			1	1		240.340	3		
Occupied units	3,8	51 4	001	974	2,148	249,149	<del> </del>		
	1,0	53 1	349	214	578	42,992 77,999			
person	1,0		081	109	529 975	43,083	1		
		42	402	109 21.5	า้าร	42,114	. [		
		16	610	21.5	2%	26,538	1		
		20	315	327	115	16,463	(		
6 persons or more	) 2	32	244	~'			1		
Maddan :	١.	2.3	2,1	1		2.6			
All occupied	1			]	***	3.6			
Owner	l .		•••	***	***		`		
Renter	1		1	1		Ì	1		
PERSONS PER ROOM	ļ		\	974	2,148	249,146			
Occupied units	3,6		,001		583	100 100	5		
	2,0	051	517 691	433 323	582	63,308	3 }		
	1	532	607	1	862		5		
		1.52	186	21.8	115	3,98			
		ii6		[	***	. ]	´ ]		
1.51 or more	`l	\	l	- 1		Į.	1		
VALUE		1		į			. 1		
	1.	645	1,426	545	9.50	152,56			
Owner-occupied nonfarm units1	·}	645	932	545	***	150,05 5,27			
Reporting		116	1,33	109	•••	1,3,77	7		
Less than \$5,000	:1	110	293	109	•••	28,98	9		
		110	294	109	**	40,499			
		531		t	**	18,00	**		
\$10,000 to \$12,400 \$12,500 to \$14,900	•	116	212	109	**	' L 2.96	i ec		
			496	••• [	**	11,60			
Not reported	.	ì	]	<u> </u>					
Mediandollars	•					1	1		
	_	.05	2,069	324	1,21	15 75,8	38		
Renter-occupied nonfarm units	·	,605	-,			1	1		
GROSS RENT		1	Ì	1	1,0	69,0			
		,222	1,905	324			38		
Reporting		]	7 006	::: )		16 9,5 26 16,2	145		
Less than \$20	i	110	1,076		6	96 18,3	130		
\$20 to \$39 \$40 to \$59	•••	440 336	41.3	1,09	•	13,3	539		
\$40 to \$59 \$60 to \$79	••	116	126	110		15 10,5	72.4		
\$60 to \$79 \$80 to \$99	•••	220	•••	105		116 5,0	587 }		
\$80 to \$99 \$100 or more	••1	383	66	***		55 1,	736		
		***	98	***			69		
			••• (	•••	•	}			
Median,dollare	••{		1		1		1		
	1	ı	1	)	ı	-	414		
	1	l			,				
CONTRACT RENT Reporting cash rent		1,385	1,971	324		160 71,	599		

I Bagtminted to ginale unit assessmentians can to

## Table 4.—TENURE, COLOR, AND VACANCY STATUS, FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

			Occupied units										Vacant units		
1956 characteristic	Total	***************************************	Total	<u> </u>		Owner			Renter			Avail- able			
		Total.	White	Non- white	Total	White	Non- white	Total	White	Non- white	Total		Other		
Same units 1956 and 1959: With 1956 records available	263,147	253,021	240,437	12,584	172,769	167,058	5,711	80,252	73,379	6,873	10,126	7,623	2,503		
Occupied,  Vhite  Nonwhite  Owner occupied  White  Nonwhite  Renter occupied  White  Nonwhite  Nonwhite	249,149 238,788 10,361 171,993 167,983 4,010 77,156 70,805 6,351	241,443 231,626 9,817 168,846 164,945 3,901 72,597 66,681 5,916	230,205 227,468 2,737 163,135 162,376 759 67,070 65,092 1,978	11,238 4,158 7,080 5,711 2,569 3,142 5,527 1,589 3,938	168,777 164,662 4,115 159,942 156,367 3,575 8,835 8,295 540	163,066 162,201 865 154,555 153,906 649 8,511 8,295 216	5,711 2,461 3,250 5,387 2,461 2,926 324	72,666 66,964 5,702 8,904 8,578 326 63,762 58,386 5,376	67,139 65,267 1,872 8,580 8,470 110 58,559 56,797 1,762	5,527 1,697 3,830 324 108 216 5,203 1,589 3,614	7,706 7,162 544 3,147 3,038 109 4,559 4,124 435	6,165 5,839 326 2,589 2,480 109 3,576 3,359 217	1,541 1,323 218 558 558 56 983 765 218		
Vacant, Available Other	13,998 8,727 5,271	11,578 8,037 3,541	10,232 6,907 3,325	1,346 1,130 216	3,992 2,321 1,671	3,992 2,321 1,671	:::	7,586 5,716 1,870	6,240 4,586 1,654	1,346 1,130 216	2,420 690 1,730	1,458 582 876	962 108 854		
Same units 1950, 1956, and 1959; With 1956 records available	198,065	190,830	180,051	10,779	129,733	124,651	5,082	61,097	55,400	5,697	7,235	5,351	1,884		
Occupied. White Nonwhite Owner occupied. White Nonwhite Renter occupied White Nonwhite	188,234 179,077 9,157 131,083 127,504 3,579 57,151 51,573 5,578	182,740 173,909 8,831 129,096 125,626 3,470 53,644 48,283 5,361	173,068 170,549 2,519 124,014 123,365 649 49,054 47,184 1,870	9,672 3,360 6,312 5,082 2,261 2,821 4,590 1,099 3,491	127,812 124,236 3,576 121,710 118,458 3,252 6,102 5,778 324	122,730 122,083 647 116,844 116,305 539 5,886 5,778 108	5,082 2,153 2,929 4,866 2,153 2,713 216	54,928 49,673 5,255 7,386 7,168 218 47,542 42,505 5,037	50,338 48,466 1,872 7,170 7,060 110 43,168 41,406 1,762	4,590 1,207 3,383 216 108 108 4,374 1,099 3,275	5,494 5,168 326 1,987 1,878 109 3,507 3,290 217	4,464 4,247 217 1,773 1,664 109 2,691 2,583 108	1,030 921 109 214 214  816 707 109		
Vacant,	9,831 6,050 3,781	8,090 5,834 2,256	6,983 4,943 2,040	1,107 891 216	1,921 1,164 757	1,921 1,164 757		6,169 4,670 1,499	5,062 3,779 1,283	1,107 891 216	1,741 216 1,525	887 216 671	854 854		

## Table 5.—CONDITION AND PLUMBING FACILITIES, FOR SAME UNITS: 1959 BY 1956

			rj	Based on sampl	e; see text]						
						1959 charac	teristic		······································		
ur de la companya de la companya de la companya de la companya de la companya de la companya de la companya de			Total		Owne	r-occupied un	its	Rente	r-occupied un	its	
1956 characteristic	Total	Not dila	pidated		Not dila	pidated		Not dila	pidated		Vacant
		With all plumbing facilities	Lacking some or all facilities	Dilapi- dated	With all plumbing facilities	Lacking some or all facilities	Dilapi- dated	With all plumbing facilities	Lacking some or all facilities	Dilapi- dated	units
Same units 1956 and 1959: With 1956 records available	263,147	242,907	9,713	10,527	166,945	1,455	4,369	68,834	6,502	4,916	10,126
Not dilapidated: With all plumbing facilities Lacking some or all facilities Dilapidated	243,073 8,109 11,965	235,533 1,744 5,630	2,436 5,265 2,012	5,104 1,100 4,323	164,436 787 1,722	1,045 410	3,159 409 801	64,490 849 3,495	1,283 3,701 1,518	1,728 691 2,497	6,932 1,262 1,932
Owner occupied	171,993	166,365	1,583	4,045	155,348	1,346	3,248	8,106	108	690	3,147
With all plumbing facilities Lacking some or all facilities Dilapidated	167,354 1,970 2,669	163,895 894 1,576	936 518 129	2,523 558 964	153,369 787 1,192	936 410	2,307 409 532	7,723 107 276	108	216 149 325	2,803 344
Renter occupied	77,156	66,980	6,442	3,734	8,554	109	172	55,304	5,392	3,066	4,559
With all plumbing facilities Lacking some or all facilities Dilapidated	65,184 5,065 6,907	62,910 742 3,328	1,186 3,997 1,259	1,088 326 2,320	8,229 325	1.09	172	51,667 634	1,077 3,056	807 326	3,123 1,049 387
Vacant	13,998	9,562	1,688	2,748	3,043		949	3,003 5,424	1,259 1,002	1,933 1,160	2,420
Same units 1950, 1956, and 1959: With 1956 records available	198,065	184,002	6,622	7,441	125,278	1,249	3,206	53,442	4,497	3,158	7,235
Not dilapidated: With all plumbing facilities Lacking some or all facilities Dilapidated	182,800 5,232 10,033	177,501 1,099 5,402	1,597 3,142 1,883	3,702 991 2,748	123,201 452 1,625	936 313	2,375 409 422	49,539 539 3,364	661 2,318 1,518	1,110 582 1,466	4,978 619 1,638
Owner occupied	131,083	126,217	1,249	3,617	117,427	1,249	3,034	6,803		583	1,987
With all plumbing facilities Lacking some or all facilities Dilapidated	127,437 1,430 2,216	124,082 559 1,576	936 313 	2,419 558 640	115,783 452 1,192	313	2,203 409 422	6,420 107 276		216 149 218	1,879
Renter occupied	57,151	50,547	4,316	2,288	5,930		172	42,059	3,805	1,678	3,507
Not displacted: With all plumbing facilities Lacking some or all facilities Dilapidated	48,288 3,045 5,818	46,918 432 3,197	661 2,396 1,259	709 217 1,362			172	38,863 324 2,872		428 217 1,033	2,559 619 329
Vacant	9,831	7,238	1,057	1,536	1,921			4,580	'	1	1,741

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## Table 6.-VALUE OF PROPERTY FOR SAME UNITS: 1959 BY 1956

[Based on sample; see text]

				toward ou	sample; see	Perri							
							1959 val	100	******************************	22007-000000000000000000000000000000000			www.princelog.combine
	1	····			O <sub>4</sub>	mer-occupie	d monters w	rits <sup>1</sup>					All other necession
1956 value	Total	Total	Less than \$5,000	\$5,000 to \$7,400	\$7,500 to \$9,900	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 \$0 \$19,900	\$20,000 to \$24,900	\$25,000 or more	liest reperted	and vacant units
Same units 1956 and 1959: With 1956 records available Owner-occupied nonfarm units1	263,147 152,564	156,154 141,369	3,801 2,332	6,523 5,731	18,586 16,637	33,250 30,534	34,440 32,521	23,493 21,706	11,989 11,052	11,144	11,951	977 248	106,993 11,195 1,466
Owner-coording to little and the stand \$5,000 to \$7,400 \$7,500 to \$9,900 \$10,000 to \$12,400 \$12,500 to \$14,900 \$12,500 \$14,900 \$12,500 \$12,500 \$12,500 \$12,500 \$12,500 \$12,500 \$12,500 \$	5,278 13,777 28,989 41,996 18,002	3,814 12,012 27,012 39,524 16,724	1,103 856 108 108	919 2,866 678 650	1,013 4,749 8,460 1,764 109	325 2,652 10,066 14,253 1,709	672 6,081 15,981 6,929	216 217 694 4,920 6,215	1,215 1,242	238 178 525 214	31.3 108	206	1,765 1,977 2,472 1,278
\$15,000 to \$17,400. \$17,500 to \$19,900. \$20,000 to \$24,900.	17,422 7,499 7,002 10,090 2,509	16,940 6,997 6,436 9,802 2,108	157	618	433  1.09	778 216 104 431	1,820 395 107 108 428	7,011 1,250 581 333 269	2,454 2,454 916 537	2,167 2,430 2,885 911	252 1,712 7,809	235	902 966 288 451
Not reported	110,583	14,785	1,469	792	1,949	2,716	1,919	1,787	937	1,596	1,191	AZ	95,798
Same units 1950, 1956, and 1959: With 1956 records available	198,065	117,900	2,801	5,579	15,211	28,876	26,960	15,916	<del></del>	-	7,265		
Owner-cocupied nonfarm units <sup>1</sup> .  Less than \$5,000, \$7,400. \$7,500 to \$7,400. \$7,500 to \$9,900. \$10,000 to \$12,400. \$12,500 to \$14,900. \$15,000 to \$17,400. \$17,500 to \$19,900. \$20,000 to \$24,900. \$25,000 or more Not reported. All other occupied and vacant units.	12,604 24,348 34,311 12,225 11,117 5,075 4,081 6,762 1,590	22,834 32,279 11,237 10,683 4,679 3,756 6,623 1,482	108	2,709 569 650	3,830 7,285 1,022 109 433	2,652 8,472 12,155 1,493 3,573 216	4,988 12,773 5,187 1,514 287 107 108 324	1,008 32: 33:	43- 1,16: 702 1,794 1,844 53 43	178 2 525 2 1,25 4 1,17 5 1,86 75	214 100 15 15 27 27 4,99	100 100	1,082 1,765 1,514 2,032 988 434 396 53 139 108

<sup>1</sup> Restricted to single-unit properties; see text.

## Table 7.—GROSS RENT FOR SAME UNITS: 1959 BY 1956

				(Based or	n sample; se	w www.nl							
		=====	<u> </u>				1959 gros	rent			,		
\ \	}					Renter-oco	upded nonfa	ra units			T		All other occupied
1956 gross rent	Total	Total	Less than \$30	\$30 to \$39	\$40 to \$49	\$50 to \$59	\$60 to \$69	\$70 to \$79	\$80 to \$99	\$100 to \$119	\$1.20 or pore	No cash rest or rest not reported	yesent units
Same units 1956 and 1959: With 1956 records available	263,147	79,967	2,523	6,089	6,850	8,618	9,075 8,134	11,624	15,915	8,124	6,484 4,311	4,665 3,113 108	183,180 12,663 379
Renter-occupied nonfarm units Less than \$30 \$30 to \$39 \$40 to \$49	75,858 2,815 7,592 6,945	63,195 2,436 6,693 6,196	2,096 1,519 468 109	5,005 300 3,534 724 108	5,591 401 1,747 2,084 748	7,021 109 1,979 3,674	108 619 870 1,863	325 1,110 3,028	109 105 213 864	108		107 476 217	899 749 1,108 1,432 1,178
\$50 to \$59, \$60 to \$69, \$70 to \$79	9,300 9,949 8,381 13,339 6,361	8,192 8,517 7,203 10,514 4,828		121 109	287 108 108	720	3,293 499 448	2,928 1,368 218	2,954 5,871 1,122 215	270 1,862 2,513 426 638	108 373 866 2,537 427	215 375 109 278 1,228	2,825 1,533 897 1,663
\$100 to \$119 \$120 or more No cash rent or rent not reported All other occupied and vacant units	4,353 6,823 187,289	3,456 5,160 16,772	427	109	108 1,259	539 1,597	941	2,145	1,175 3,287	2,307	2,173	1,552	170,517
Same united 1950, 1956, and 1959;	198,065	60,860	1,336	3,777	5,627	7,872	8,425	1.0,436	11,285	4,432 2,578		2,269	9,132
With 1956 records available Renter-occupied nonfarm units	56,214	47,082	1,228	2,791 196	4,715 401		108		109	) :::	1 :::	1.07	791
Less than \$30 \$30 to \$39	5,377 6,524	1,464 4,586 5,873 6,945	468 109	1,655 614 108	1,519 2,084 425 178	1,871 3,280	870 1,754	325 1,012 2,730	436	108		21.	981
\$50 to \$59 \$60 to \$69 \$70 to \$79	8,449 6,978 9,442	7,466 6,017 7,288		109	108		340	2,562 1,157 218	650 215	1,077 1,077	217 48% 1,036	27	925
\$100 to \$119 \$120 or more No cash rent or rent not reported.	2,099 4,467	1,612 3,303		109	912	433	. 32	5 502	l .	1		1	3 128,07
All other occupied and vacant units.	141,851	13,778	1		<u> </u>								

## Table 8.—NEW CONSTRUCTION: NUMBER OF ROOMS, BY CONDITION AND PLUMBING FACILITIES, BATHROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, BY TENURE, 1959

		Dased on sam				····	
Subject	Total	1 and 2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms or more
All dwelling units	21,370	1,255	3,375	2,704	5,675	4,992	3,36
CONDITION AND PLUMBING							
All units	21,370	1,255	3,375	2,704	5,675	4,992	3,36
rt dilapidated:				- 054	£ 675	4,992	
With all plumbing facilities	20,923 447	1,154	3,375	2,358 346	5,675	4,552	3,3
Lapida ted		***	•••		•••	•••	•
Owner occupied	13,669	436	613	836	4,604	3,960	3,2
t dilapidated:				836	4,604	3,960	3,2
with all plumbing facilities	13,669	436	613	3,00	4,604	•••	
Lapidated		•••	•••			•••	
Renter occupied	4,976	632	2,497	1,250	547	50	
t dilapidated:	/ 075	632	2,497	1,209	547	50	
With all plumbing facilities	4,935 41	0.52	2,471	41		•••	
lapida ted	•••		***		•••	•••	•
Vacant	2,725	187	265	618	524	982	
HATHROOMS							
All units	21,370	1,255	3,375	2,704	5,675	4,992	3,3
	12,846	1,154	3,375	1,963	4,138	1,933	
ared or none	8,077	ioi	•••	395 346	1,537	3,059	3,0
	}	436	613	836	4,604	3,960	3,;
Owner occupied	13,669 7,036	436	613	634	3,298	1,772	
re than 1	6,633	***	•••	202	1,306	2,188	2,
nared or none	•••	***	•••	•••			l
Renter occupied	4,976	632	2,497	1,250	547	50	<b></b>
re than 1	4,694 241	632	2,497	1,016	499 48	50	
ared or none	41	:	•••	41			
Vacant	2,725	187	265	618	524	982	
Persons							
All occupied units	18,645	1,068	3,110	2,086	5,151	4,010	3,1
person	1,294	269	929			96	
persons.	5,174 2,903	752 47	1,706 425	1,090	1,142 1,015	484 571	
persons	4,735 2,210		40 10	301	1,875 783	1,298 679	1,
persons or more	2,329	:::			336	882	1,
Owner cocupied.	13,669	436	61.3	836	4,604	3,960	3,
person	367	78	193		1	96	
persons	2,336 1,953	358	224 156	418 167	852 909	484 571	1.
persons	4,635	•••	40	251	1,825	1,298	1,
persons or more	2,099 2,279	:::	:::	1 :::	682 336	679 832	1,
Renter occupied	4,976	632	2,497	1,250	547	50	1
person	927	191	736	· · · · · · · · · · · · · · · · · · ·	•••		
persons	2,638 950	394 47	1,482	672 528	290 106	•••	
persons	1.00			50	50	1	
persons or more	111 50	:::	10	:::	101	50	
HOUSEHOLD COMPOSITION BY AGE OF HEAD							
All occupied units	18,645	1,068	3,110	2,086	5,151	4,010	3,
ale head, wife present, no nonrelatives	16,2%	628	1,856	1,741	5,151	3,814	3
Under 45 years	11,934	573	1,272	814	3,713	3,036	2
65 years and over	3,379 983	55	304 280	746 181	922 516	772 6	1
ther male head	1,207 1,142	158 282	636 618	199 146	:::	100 96	1
	13,669	436	613	836	Į.	3,960	3
Owner occupiedin o nonrelatives	13,088	358	420	836	4,604	3,764	3
Under 45 years	9,603	303 55	138 138	195	3,455	2,986	
45 to 64 years	2,735 750	l	144	460 181		772	
Other male head	485 96	78	193			100 96	
1							i i
Renter occupied	4,976	632	2,497			50	
tale head, vife present, no nonrelatives	3,208 2,331	270 270	1,436 1,134	61.9		50	
45 to 64 years 65 years and over	644 233		166 136	1 286		•••	
Other male head	722	80	443	199		***	Ī
Female head,	1,046	282	61.8	146			

## Table 9.—NEW CONSTRUCTION: 1959 VALUE OF PROPERTY, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR OWNER-OCCUPIED NONFARM DWELLING UNITS

[Based on sample; see text]

					Velue			-
Subject	Total	Less than \$10,000	\$10,000 to \$12,400	\$12,500 to \$14,900	\$15,000 to \$17,400	\$17,500 to \$19,900	\$20,000 to \$24,900	\$25,000 or more
Owner-occupied nonfarm dwelling unite1	12,049	164	302	1,620	2,136	2,722	2,570	2,505
ROOMS								
1 and 2 rooms	78 434 8,317 3,220	78 86 	302	71 1,549	96 1,278 762	2,565 157	181 1,599 890	1,084 1,451
PERSONS								
1 and 2 persons	5,974 3,970	164 	46 189 67	71 1,230 319	135 1,253 700 48	1,516 1,198 1,35	459 1,014 942 195	903 1,272 744 16
HOUSEHOLD COMPOSITION BY AGE OF HEAD								
Male head, vife present, no nonrelatives	2,056 692 292	86 86 78	302 256 46	1,520 1,449 71 100	2,136 1,850 286 	2,225 401		2,421 1,562 616 243 1)4

<sup>1</sup> Restricted to single-unit properties; see text.

## Table 10.-NEW CONSTRUCTION: 1959 GROSS RENT, BY ROOMS, PERSONS, AND HOUSEHOLD COMPOSITION, FOR RENTER-OCCUPIED NONFARM DWELLING UNITS

		(1389CI OII SMILL)	,,				
				Gross :	ent		
Subject	Total	Less than \$60	\$60 to \$79	\$80 to \$99	\$1.00 to \$149	\$150 or more	is cash yent
		50	251	2,129	2,058	478	19
Renter-occupied nonfarm dwelling units	4,976	~					
1 and 2 rooms. 3 and 4 rooms. 5 and 6 rooms. 7 rooms or more.	632 3,747 597	50 	201 50	273 1,663 193	317 1,397 344 	42 426 10	10
PERSONS  1 and 2 persons 3 and 4 persons 5 and 6 persons 7 persons or more		 	203.	1,645	1,546 411 101 	323 155	1.0
HOUSEHOLD COMPOSITION BY AGE OF HEAD  Male head, wife present, no nonrelatives  Under 45 years 45 to 64 years 65 years and over  Other male head  Fomale head	644 233 722	:::	50 50  100 101		1,400 907 357 136 285 373	201 10 191 139 138	10

# Seattle, Wash. STANDARD METROPOLITAN STATISTICAL AREA

